THE IMPACTS OF RENT CONTROL ON SANTA MONICA TENANTS

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by

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SUMMARY

A survey of 411 Santa Monica renters was conducted by telephone in order to examine their rental, household and demographic characteristics. The major conclusions were:

1. The rental housing stock is essentially the same as in 1979;

2. Compared to 1979, however, length of residence for renters has considerably increased. Nevertheless, there is mobility, both in terms of renters moving around within Santa Monica and in terms of new renters entering the city. Approximately 71% of renters moved into their units since rent control took effect in 1979;

3. There appears to be a shift over time in the manner in which tenants have found units from more formal means to more personal contacts. There has also been an apparent increase over time in the number of extra fees and charges to renters;

4. Maintenance and condition of units in the city has been reasonably stable since 1979, though there has been some deterioration in the condition of less than 20% of the units. Tenant maintenance is higher when there is less landlord maintenance, and vice versa;

5. Relations with landlords have also stabilized over the period, showing no deterioration (nor improvement) in personal relations but a definite decline in disputes;

6. Rent control has protected the income levels of a sizeable proportion of the renter population, in particular those paying a high proportion of their income on rents. Compared to changes in rent levels within Los Angeles County, rent control has represented a savings of about $160 a month, on average, to tenants. There has been a decline in the shelter cost of housing for tenants so that rents in rent controlled units average around 30% of household income, a standard established by HUD as a national goal;

7. The demographic composition of Santa Monica renters has remained relatively stable since 1979. Average households sizes and composition have remained consistent and the sex balance has remained constant;

8. The renter population has become a little older, due primarily to the aging of the so-called 'Baby Boomers'. Compared to what would be expected from normal aging of the population, we find that there are more persons between the ages of 18-29 and fewer persons between the ages of 30 and 65. On the other hand, the proportion of the population which is elderly is higher than expected but the proportion of the population which are children is lower than expected. These differences suggest that there is net in-migration for those between 18-29 and for those 65 and older, whereas there is net out-migration for all other age groups;

9. For the majority of renters, the income distribution has remained the same as it was in 1979. The proportion of renters who are low income has stayed about the same. Only at the high end of the income spectrum has there been a relative shift towards higher income households, of which some are in non-rent controlled units. There is no support for the 'gentrification' hypothesis that higher income persons are replacing lower income tenants;

10. In spite of a relatively stable income distribution, there has been a decline in Black and Hispanic renters. Part of this is due to declining fertility levels, but there has been a reduction in the number of minority households. For Blacks, this change may be due to declining income levels.

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INTRODUCTION

This report describes the results of a telephone survey of Santa Monica tenants conducted between May and June 1987. Its purpose was to provide information about the composition of rental housing units within the city and about the characteristics of the individuals living within those units.

Tenants were asked about the type of unit and building, the number of years lived in the unit, current rent levels, services and facilities provided by the owner, security deposits and other moving-in expenses, perceptions of maintenance and unit condition, relations with the landlord, and basic demographic characteristics of the household. The results of the survey have been analyzed and have been compared with a 1979-80 survey of Santa Monica tenants.

A key goal in this survey was to document the demographic composition of the tenants in order to assess changes that may have occurred among the tenant population since 1979. A second goal was to attempt an assessment of how much those changes, to the extent that they have occurred, have been affected by the city's rent control law which has been in operation since April 1979.

SURVEY METHODOLOGY

Questionnaire

A questionnaire was developed to assess the rental and demographic situation of current tenants in Santa Monica. The types of questions asked included the type of unit, the number of units in the building, the number of bedrooms and bathrooms, whether there was a manager in the building, amenities included with the rent, how the unit was obtained, moving-in costs, the current monthly rent, the perceived condition of the unit, maintenance and repairs that the landlord had done to the unit, maintenance and repairs done by the tenant, relations with the landlord and a documentation of disputes with the landlord. In addition, a series of household and demographic questions were asked: the number of years the tenant had lived in the household; where the tenant had lived prior to moving into the unit; the number of persons in the household; the type of household; the sex and age composition of the household; the employment status of the household; the number of cars available to the household; any disability status; and total household income. In addition, the race or ethnicity of the respondent was obtained. Appendix A presents a copy of the questionnaire with basic frequencies for each item.

The Sample

Four hundred eleven households which are currently renting in Santa Monica were selected using the method of random digit dialing. This method involves selecting telephone prefixes which cross the city and then generating random telephone numbers. Even though most numbers are not working or are businesses, the sample generated represents a random sample of households with telephones. Since a very high proportion of the Santa Monica renter population has telephones (the 1980 Census documented 96% of all renter households having telephones), the method is appropriate for accurately estimating the characteristics of renter households. Appendix B gives details of the sampling method and a discussion of sampling error and sample bias.

Survey Implementation

Interviewers using computer-aided telephone conducted the surveys during May and early June, 1987. Supplemental interviewing efforts were undertaken for those households which did not speak English.

A Comparison with a 1979-80 Survey of Tenants

We have compared our survey results with a 1979-80 survey of Santa Monica tenants conducted by Allan Heskin.[1] His survey, conducted by the Institute for Social Science Research at U.C.L.A. between September 1979 and March 1980, interviewed 758 tenant residents of Santa Monica, also through the method of random digit dialing. Even though his survey had a different purpose than ours, there are many questions which were comparable between the two surveys. We have obtained a copy of the data tape through the cooperation of Dr. Heskin and have analyzed the questions which are comparable. Differences between the surveys are tested taking into account the sampling distributions of both surveys. Appendix C presents a copy of the questionnaire used in the Heskin study.

CHARACTERISTICS OF SANTA MONICA RENTAL HOUSEHOLDS

Rental Units in Santa Monica

The type of rental housing units have not changed much in Santa Monica since 1979. Table 1 shows the type of units being rented.

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[1] Allan David Heskin, Tenants and the American Dream: Ideology and the Tenant Movement. Praeger: New York. 1983.

Table 1

TYPE OF UNIT BEING RENTED
(Frequencies and Percentages)

	1987 Survey		1979-80 Survey	
Type of Unit	n	%	n	%
Apartment	358	88.2%	685	90.4%
Single-Family House	41	10.1%	59	7.8%
Condo	6	1.5%	12	1.6%
Hotel	1	0.2%	-	-
Part of Above	-	-	2	0.2%
	406	100.0%	758	100.0%

Both from the current survey and from the 1979-80 survey, the vast majority of rented units are apartments. Though the 1987 survey shows a slightly higher proportion of single-family homes being rented, the difference is not statistically significant.

Most apartment buildings are small-to-medium in size. The average building size was 19.2 units, though this estimate may be biased in that several tenants from the same building may have been interviewed.[2] Over half the buildings have ten or fewer units (57.4%) and more than three-quarters (78.3%) have twenty or fewer units. At the high end, the largest building we sampled had 300 units and there were several of 200 or more units. Approximately half the buildings have a manager (50.7%) with over three-quarters living in the building (77.8%). This is also similar to the 1979-80 survey results (51.2% with a manager of whom 80.4% live in the building).

In addition, the composition of units has remained stable over the period. Table 2 presents the distribution of units by bedroom sizes. Most units, as would be expected, are one or two bedrooms. The difference between the two surveys is not statistically significant. Most units have one bathroom (72%) while around a quarter have one and a half or two bathrooms. Our data indicated that 90% of the units were being rented as not furnished; there was no data from 1979-80 for comparison. In over four-fifths of the units (82.3%), the tenant was expected to pay for both gas and electricity; this is similar to the Heskin survey (82.4%).

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Since tenants were sampled through their telephone numbers, it is possible to have sampled two or more units from the same building, especially the larger ones.

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Table 2

NUMBER OF BEDROOMS
(Frequencies and Percentages)

	1987 Survey		1979-80 Survey	
Number of Bedrooms	n	%	n	%
0	28	6.8%	56	7.4%
1	190	46.2%	349	46.0%
2	150	36.5%	286	37.7%
3	39	9.5%	59	7.8%
4	3	0.7%	6	0.8%
5	-	-	2	0.3%
6	1	0.2%	-	-
	411	99.9%*	758	100.0%
AVERAGE	1.52		1.49	

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* Percentages do not add to 100% because of rounding-off error.

Respondents were asked which amenities were included as part of the regular rent. The most frequently included was a stove (82.7%) followed by off-street parking (79.1%), carpeting (75.4%), a garbage disposal (73.5%), drapes or curtains (62.5%), laundry facilities (61.1%), and a refrigerator (45.3%). Less frequently included were a dishwasher (29.0%), a fireplace (16.6%), a swimming pool (12.9%), and air conditioning (3.2%). In addition, about three-quarters (74.2%) have a landscape, yard or garden. There were no results from the 1979-80 survey to compare these with.

In short, the results suggest that the composition of rental units existing in Santa Monica is essentially the same as in 1979-80. For those items which were measured in both surveys, there were no significant differences between the two surveys for building and unit characteristics.

Residential Tenure

Length of tenure, however, has significantly varied over the period. Table 3 presents a comparison of the number of years of residence between the two surveys. There was a slight difference in the way these items were measured in the two surveys. The Heskin survey rounded off length of residence to the nearest year, whereas our survey calculated residence in <u>exact years</u> (e.g. 0-11 months is '0' years; 12-23

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months is 'l' year; etc.). This difference is not critical, especially in comparing groups of years.

Table 3

LENGTH OF RESIDENCE 1979 - 1987
(Frequencies and Percentages)

	1987 Survey (in exact years)	1979-80 Survey (in rounded years)
Percentage of Sample		
<u>Who Had Lived in Unit</u>:	**%**	**%**
Less than six months	5.3%	16.0%
Less than three years	32.8%	54.5%
Less than 5 years	46.4%	72.8%
Less than 8 years	73.4%	87.4%
More than 10 years	19.6%	9.2%
AVERAGE YEARS OF RESIDENCE	<u>6.18</u>	<u>3.91</u>
Standard Deviation	(4.53)	(6.60)
Difference in Means (t-value)	6.85	
Probability of Differing by Chance	$p \leq .001$	

Clearly, there has been a significant increase in the average length of tenure among the Santa Monica renter population. The average tenant has stayed in his/her unit 2.27 years longer in 1987 than in 1979-80. The proportion of the renter population which has lived in their units more than ten years has more than doubled in the period. Undoubtedly, rent control has contributed to the increased tenure. But it would be a mistake to attribute all of this increase to it alone. Most tenants have moved into their unit <u>since</u> the rent control law took effect in April 1979 (71.4%). Also, length of tenure has also increased within Los Angeles County over the last ten years for both cities with rent control and those without.[3] The City of Los Angeles rent control study compared a sample of tenants from Los Angeles with tenant samples from several cities within Los Angeles County which did not have

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Los Angeles City Rent Stabilization Division, <u>Rental Housing Study Rent Stabilization System: Impacts and Alternatives</u>. Exhibit 2.6, 1984.

rent control. In both samples, length of residence increased between 1977 and 1984. A major perceived factor in increased residence was the lack of available affordable housing in the area. The same can probably be said for the current Santa Monica sample. Even though length of tenure has increased among tenants in Santa Monica, it is not clear how much of this can be attributed to rent control.

Moving Into the Unit

Respondents were asked where they had lived prior to moving into their unit. Not surprisingly, most had lived in the general vicinity. Approximately equal proportions had lived in another Santa Monica residence (29.7%), on the Westside of Los Angeles (23.6%) or in other areas of Los Angeles County (27.1%). The rest came from other counties in southern California or elsewhere.

Respondents were asked how they obtained their unit. Table 4 indicates the distribution. The methods fall into three types of categories: personal, formal contact and casual contacts. Personal contacts account for almost sixty percent (59.7%), either through a friend or relative or by knowing the landlord. Formal contacts (advertisement, bulletin board, rental agency) account for more than one-fourth (29.3%) whereas casual contacts (driving by, seeing sign) account for the rest.

Table 4

METHOD OF FINDING UNIT
(Frequencies and Percentages)

HOW UNIT OBTAINED	n	%
Personal Contact	242	59.8%
Through friend or relative	212	52.3%
Knowing the landlord	30	7.4%
Formal Contact	118	29.1%
Newspaper ad	63	15.6%
Bulletin board notice	33	8.1%
Rental agency	22	5.4%
Other (Casual) Contact	45	11.1%
Driving by/looking	21	5.2%
Saw sign in front	10	2.5%
Another way	14	3.5%

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There may have been a change over time in the manner in which units have been found (Table 5). Comparing tenants by when they moved in and taking April 1979 as a cut-off point it appears there has been an increase in obtaining units through personal contacts and a decrease in using formal or casual contacts. That is, tenants who moved in prior to April 1979 were more likely to have obtained their unit through formal or casual means than tenants who moved in after April 1979. The one exception was a slight increase in the proportion using rental agencies. The shift was more acute around 1979 so that it may have to do with the establishment of rent control in Santa Monica. One has to be careful in interpreting this as a change over time, however, in that we are comparing tenants by their length of residence. This type of comparison does not always lead to a correct assessment of changes over time.

Table 5

LENGTH OF RESIDENCE AND METHOD OF FINDING UNIT
(Percentages)

Moved into Unit:

How Unit Obtained:	Since April 1979	Before April 1979
Personal Contact	67.4%	40.0%
Through friend or relative	60.0%	33.6%
Knowing the landlord	7.4%	6.4%
Formal Contact	26.0%	38.2%
Newspaper ad	13.3%	22.7%
Bulletin Board	6.0%	12.7%
Rental agency	6.7%	2.7%
Other (Casual) Contact	6.6%	21.8%

We inquired about moving-in costs. Table 6 indicates the proportion who paid various costs, aside from the regular rent. About three-quarters of the units had a security deposit, about a third of the tenants were required to make a last month's rent payment and one-sixth were required to pay for a cleaning fee (the median cost of which was $75). A very small proportion had various other costs (e.g., key deposits, garage fees, pet deposit, security fee). Further, many of these fees or costs are compounded. About a fifth (19.0%) had no additional costs to the initial rent,

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whereas 37.7% had two or more fees. A very small proportion of tenants (2.0%) had four separate fees to pay while moving into the unit.

Table 6

MOVING-IN COSTS
(Frequencies and Percentages)

Cost	n	%
Security Deposit	301	73.2%
Last Month's Rent	143	34.8%
Cleaning Fee	67	16.3%
Finder's Fee (to rental agency)	15	3.7%
Other Fee	21	5.1%

Unfortunately, the 1979-80 survey did not measure these costs so that it's not known whether there has been a change in the pattern of moving-in costs for renters. In terms of the length of residence, however, it appears that the number of extra costs have been increasing over time. This is particularly true of security deposits, but it is also true for last month's rent. For example, 83.3% of tenants who moved in during 1985-86 had one or more extra costs to pay compared to 36.8% who moved in before June 1977. It appears that this has been an increasing trend, rather than a response to rent control, in that the proportion of tenants who have had extra costs has increased consistently with recency of tenure, both before and after the rent control law was enacted in April 1979. But as with how units were found, comparisons between tenants who have been in their units a long time with tenants who have moved in more recently should not be taken as proof that additional costs have been increasing. Nevertheless, given the increasing population in the Los Angeles area and the tight rental market that has existed since the late 1970s, it seems plausible that landlords have increased the amount and number of additional costs that they have required new tenants to pay.

Condition and Maintenance

Tenants were asked to rate the condition of their unit. Table 7 presents the results and also compares it to the 1979-80 survey where this question was also asked. In both the 1987 and 1979-80 surveys, the majority of tenants perceived their unit as being in very good or good condition (61.0% and 68.1% respectively). However, the 1987 survey indicates that there is a higher proportion of units which are perceived as in poor or very poor condition (13.6% compared to 6.1% for 1979-80). Further, the average rating has significantly decreased over the period.

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Table 7

PERCEIVED CONDITION OF THE UNIT
(Frequencies and Percentages)

Rating of Condition (score)	1987 Survey n	1987 Survey %	1979-80 Survey n	1979-80 Survey %
Very Good (5)	96	23.4%	218	28.8%
Good (4)	154	37.6%	298	39.3%
Fair (3)	104	25.4%	196	25.9%
Poor (2)	33	8.1%	38	5.0%
Very Poor (1)	23	5.6%	8	1.1%
	410	100.1%*	758	100.1%*

AVERAGE RATING	3.65	3.90
Standard Deviation	(1.09)	(0.91)
Difference in Means (t-value)	4.17	
Probability of Differing by Chance	p≤.001	

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* Percentages do not add to 100% because of rounding-off error.

This suggests that there have been some units in which maintenance has deteriorated over the period. Arguments frequently heard in regard to rent control suggest that maintenance has deteriorated, either in terms of landlords not putting as much into their units or else shifting the burden of internal maintenance to tenants as a trade-off for reduced rents. Our data supports this to some extent, though it should be noted that the vast majority of units are perceived as being in good condition. It would perhaps be a mistake to draw the conclusion that all landlords have reduced their maintenance. Tenants were asked whether the maintenance of the unit has become better, worse or stayed about the same since they first moved in. Most stated that the maintenance had stayed about the same (64.0%), while approximately equal numbers stated that it had gotten better (17.5%) or worse (18.5%).

To explore this further, we inquired about maintenance to the general surrounding and to the unit. We did not inquire about structural maintenance (e.g., plumbing, roofing) because many tenants would not have accurate information about this. One question asked whether the property had a landscape, yard or garden and, if it did, whether it was properly maintained (taken care of on a regular basis). Almost three-quarters of the tenants stated that there was some kind of landscape or yard. Of these, 84.3% perceived that the surroundings was properly maintained. Further, 40.8% of the tenants reported that the landlord had painted the outside of the building

since they first moved in. Therefore, it appears that in the majority of buildings, the outside is adequately maintained.

We inquired about how much maintenance the landlord had given to the unit in the last few years. Table 8 presents different types of maintenance that the land-lord had conducted. Some tenants did not know as they had lived in the unit too few years; these responses have been excluded. Comparisons have been made with a study we conducted for the City of West Hollywood in 1985, prior to the establishment of that city's rent control ordinance.[4]

Table 8

TYPES OF MAINTENANCE DONE BY THE LANDLORD
(Frequencies and Percentages)

Type of Maintenance	1987 Survey		West Hollywood Survey: 1985
	n	%	%
Painted unit within last three years	78	20.7%	34.4%
Replaced carpets within last five years	55	15.9%	26.3%
Replaced curtains or drapes within last five years	74	20.5%	25.3%
Made repairs that were requested			
All repairs	293	72.2%	75.7%
Some repairs	67	16.5%	15.2%

The majority of landlords have responded to tenant requests for repairs. About a fifth of the units have been painted in the last three years, about a fifth have had curtains or drapes replaced within the last five years, and about a sixth have had carpets replaced within the last five years. In the 1985 survey of tenants in West Hollywood, similar questions were asked. The results for that survey suggest higher levels of painting and replacement, but not higher levels of responding to tenant requests. Unfortunately, we cannot convert these responses into indicators of frequency of maintenance as there is not a congruence between tenant and landlord

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Ned Levine and Gene Grigsby, A Survey of Tenants and Apartment Owners in West Hollywood. The Planning Group: Los Angeles. April 1985.

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responses.[5] However, we can see them as relative indices. It appears that landlords in Santa Monica have been as responsive to tenant requests as landlords in West Hollywood, prior to the establishment of rent control, but not as responsive in painting the unit or replacing carpets or drapes.

Some of this maintenance appears to be handled by tenants themselves. We asked tenants whether they had ever painted their unit and whether they had ever made any repairs by themselves. Over half the tenants (50.9%) had painted their unit at some time and almost half (47.0%) had made repairs themselves, of which 64.7% had been in the previous twelve months.

We created two scales. The first scale was called Landlord Maintenance and indicated whether the landlord had painted the unit, painted the outside of the building, replaced the carpets, replaced the curtains, and made repairs when requested. One point was given to an affirmative answer for each of these, making a scale which varied from '0' (did none of these) to '5' (did all of these). The second scale was Tenant Maintenance and indicated whether the tenant had painted the unit or made repairs. Again, one point was given to an affirmative answer, making a scale which varied from '0' (neither painted nor made repairs) to '2' (both painted and made repairs). Table 9 presents the distribution for these two scales.

Table 9

LANDLORD AND TENANT MAINTENANCE SCALE DISTRIBUTIONS
(Frequencies and Percentages)

Landlord Maintenance			Tenant Maintenance		
Score	n	%	Score	n	%
0	70	17.0%	0	140	34.1%
1	142	34.5%	1	140	34.1%
2	117	28.5%	2	131	31.9%
3	50	12.2%			
4	23	5.6%			
5	9	2.2%			

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[5]

In the West Hollywood survey, landlords were also interviewed and were asked how frequently they painted units, replaced carpets and drapes. The responses are not consistent with the tenants answers, however. For example, 60% of the landlords stated that they paint units at least once every three years, whereas only 34% of the tenants stated that the units had been painted within the previous three years.

Most landlords are making several repairs. Less than a fifth (17.0%) have done no maintenance or repairs whereas, at the high end only a small proportion have completed all five items; most landlords have done one or two of the above maintenance acts. We examined whether landlord maintenance varied by the number of units, but there was no relationship. Similarly, tenants seem to be divided equally between those who have both painted and made repairs, those who did one of these, and those who did none. What is striking is that there is a significant negative relationship between these scales. The correlation between them is -.29 which is statistically significant. In other words, in units where the landlord has made more repairs and maintenance, the tenant had made fewer, and vice versa. There does appear to be an inverse relationship between landlord and tenant maintenance.

A key issue is whether rent control has led to a decrease in maintenance and whether tenant maintenance has been a response to lack of landlord maintenance. Unfortunately, we don't have adequate data to test this proposition, but can only suggest some possibilities. It would be necessary to compare Santa Monica units with comparable units not under rent control. The comparison with West Hollywood in 1985 suggests that maintenance may be worse in Santa Monica compared to the 'market' rental situation that characterized two-thirds of the units in West Hollywood at that time. But the composition and age of apartment units in the two cities are sufficiently different as to make the relationship indeterminate.

In Santa Monica, there is a small proportion of units which are not covered by the rent control law (owner-occupied buildings of three or fewer units). However, in order to compare units under rent control with those not under rent control, it would be necessary to have a much larger sample. For example, of the tenant households interviewed, 19 were not under rent control, of which 10 were in single-family houses. This is too small a sample of non-rent controlled units to draw any conclusions about maintenance levels based on a comparison with rent controlled units.

Consequently, a realistic conclusion might be that the maintenance in a small proportion of units (less than 20%) have become worse since rent control took effect, though the majority of units are adequately maintained. This conclusion would be consistent with the slight worsening in perceived condition since 1979 and the difference between maintenance in West Hollywood in 1985 and that of Santa Monica in 1987. Without increasing the sample size to get more non-rent controlled units and without making a realistic comparison between Santa Monica and a non-rent controlled city with similar housing characteristics, it may not be possible to conclusively test whether rent control has led to a decrease in maintenance.

Relations with the Landlord

We asked several questions about relations with the landlord. First, we asked for a general evaluation. Table 10 presents the ratings for those who knew the landlord.

Table 10

EVALUATION OF RELATIONS WITH LANDLORD
(Frequencies and Percentages)

Rating of Relations	1987 Survey		1979-80 Survey	
	n	%	n	%
Very Good	141	36.1%	233	45.2%
Good	144	36.8%	133	25.8%
Fair	64	16.4%	94	18.2%
Poor	24	6.1%	35	6.8%
Very Poor	18	4.6%	21	4.1%
	391	100.0%	516	100.1%*
AVERAGE RATING Standard Deviation		3.94 (1.09)		4.01 (1.13)

Difference in Means (t-value)   1.01

Probability of Differing by Chance   n.s.

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*   Percentages do not add to 100% because of rounding-off error.

The 1979-80 survey showed a higher proportion of respondents with very good relations with the landlord than the 1987 survey. However, the proportion of respondents who had poor or very poor relations was virtually identical in the two surveys. There is not a statistically significant difference in the two sets of ratings. We asked respondents whether their relations with their landlord had gotten better, worse or stayed about the same since they moved in. Most (70.8%) had stayed about the same and there were approximately equal numbers who had gotten better (15.0%) or worse (14.2%).

We asked whether there had been any disputes or problems with the landlord since they moved in. Table 11 presents the results. A significantly smaller proportion of tenants have had problems with their landlords compared to 1979-80. This difference is fairly dramatic and suggests that relationships between tenants and landlords have become more stable. Even though there were no perceived differences in their relationships, the number of disputes has decreased. We asked for the main reason behind the dispute. The majority of complaints were about maintenance followed by rent. A few persons complained about another tenant in the building. The Heskin survey inquired about problems in a different manner, but the distribution seems similar. He found that the most common complaint was about the condition of the unit, followed by the rent, security deposits and condominium conversion. Since that

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time, a condominium conversion ordinance has drastically reduced the rate of conversions and security deposits have been regulated.

Table 11

TENANT PROBLEMS OR DISPUTES WITH LANDLORD SINCE MOVED IN
(Frequencies and Percentages)

Problems with Landlord	1987 Survey		1979-80 Survey	
	n	%	n	%
Those saying "YES"	74	18.0%	244	32.2%
Difference in Proportions (Z-value)		5.21		
Probability of Differing by Chance		p≤.001		

We asked a series of questions about how the dispute was settled. Slightly under half (40.5%) were able to resolve the dispute by talking it over with the landlord. A smaller proportion (16.2%) complained to the Santa Monica Rent Control Board; of these, a quarter were resolved. About 10% took legal action, of which about a third were resolved through this method. In total, slightly over half the disputes were resolved by these three methods. However, the numbers become very small and it is impossible to generalize. But it does suggest that most disputes become resolved between the landlord and tenant themselves. Heskin asked about the resolution of disputes in a different manner so that a direct comparison is not possible. But he also found that talking to the landlord was the most common method and that complaining to local government was used by less than a third of the respondents.

In short, it appears that relations between landlords and tenants have stabilized since 1979. Personal relations appear to be about the same, but the percentage of tenant households who have had disputes with their landlords have decreased. The existence of rent control appears to have helped stabilize relationships between landlords and tenants, at least from the tenants position. Rent increases are handled through the annual adjustment and, as shall be shown shortly, this has tended to reduce pressure on tenant incomes. In addition, though only a small proportion of the tenants utilize the Rent Control Board for resolving their disputes, the existence of the Board creates an alternative if the dispute cannot be resolved directly. However, there may be other factors at work which contribute to better relations. There is greater residential stability in Santa Monica (and elsewhere). From the landlords perspective, the decline in inflation and interest rates has helped to contain maintenance costs.

Current Rent Levels

The single most important goal of rent control is, of course, controlling rent levels. We analyzed rent levels in order to assess what effect the Santa Monica rent control law had on rents. The rent control law passed in April 1979 rolled back rent

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levels to that of April 1978. In September 1979, there was a 7% increase allowed and there have been annual adjustments ever since. In addition, landlords can receive additional rent adjustments for major improvements.

To adequately estimate what the effect of rent control on rent levels has been, it would be necessary to conduct three types of tests:

1. One can compare rent levels in Santa Monica with that from other communities which do not have rent control but which have a similar stock of rental housing units. Since this survey was only of Santa Monica renters, this analysis was not conducted.

2. One can compare units which are under rent control in Santa Monica with units which are not under rent control. The survey interviewed 19 households which were not under rent control. Though we conducted this type of analysis, the sample sizes were too small to draw any meaningful conclusions.

3. One can use the earlier survey to estimate what rent levels would have been if they had risen at the same rate as other communities in the Los Angeles area. We depend primarily on this method for drawing conclusions about the economic effects of rent control.

Tenants were asked what their current monthly rent was, including the monthly registration fees. Table 12 presents the minimum and maximum rents, average rent and that of four percentiles: 25-, 50- (median), 75- and 90-percentiles. These are broken down separately for the units covered under rent control.

Table 12

VARIOUS INDICATORS OF MONTHLY RENT LEVELS
(Monthly Rent)

Indicator	All Units	Units Under Rent Control
Sample Size	384	352
Minimum Rent	$157	$157
Maximum Rent	$3,250	$3,250
Average Rent	$508	$489
25-Percentile	$345	$335
50-Percentile (median)	$444	$439
75-Percentile	$591	$571
90-Percentile	$734	$703

15

The average monthly rent was $508 and rents varied from $157 to $3,250. The four percentiles indicate the approximate rent levels of that proportion of renter households. That is, 25% of renter households pay $345 or less a month; 50% pay $444 or less a month; 75% pay $591 or less a month, and 90% pay $734 or less a month. The lower rent levels for the rent controlled units indicate that the units under rent control pay less than those not under rent control; the small sample sizes for units not under rent control make the difference indeterminate, however.

Rental Cost of Amenities

An attempt was made to cost out rents by the number of bedrooms and bathrooms, both for all units and rent controlled units. Table 13 present the average rent levels for different bedroom sizes (up to three bedrooms).

Table 13

AVERAGE MONTHLY RENT LEVELS BY NUMBER OF BEDROOMS
(Monthly Rent/Sample Sizes in Parentheses)

Number of Bedrooms	All Units	Units Under Rent Control
0	$336 (27)	$331 (25)
1	$419 (180)	$415 (167)
2	$570 (137)	$531 (125)
3	$793 (36)	$788 (31)

As expected, rent levels increase with the number of bedrooms. Again, the difference between the rent levels of the entire sample and those units under rent control suggest that rent control units are less costly. Similar differences exist for the number of bathrooms (Table 14).

Table 14

AVERAGE MONTHLY RENT LEVELS BY NUMBER OF BATHROOMS
(Monthly Rent/Sample Sizes in Parentheses)

Number of Bathrooms	All Units	Units Under Rent Control
1	$439 (278)	$428 (256)
2	$651 (95)	$630 (89)
3	$1010 (11)	$939 (7)

The cost goes up with the increasing number of bathrooms. In addition, non-rent controlled units appear to be more costly than rent-controlled units. In short, it appears that rent control has led to lower rents for those units under rent control, but how much cannot be determined from a comparison within the city.

There are other amenities which affect the rent levels and which would be, in turn, affected by rent control. For one thing, single family homes are more expensive than apartments. Units with fireplaces are also more expensive. There are geographical differences which are critical; the 1979 rent control law 'froze' these differences in place and subsequent rent adjustments have not reduced them. Because we have not categorized units by geographical area, these differences are hidden in the analysis.

An *Amenity Model* was developed to account for differences in rent levels. The model giving the highest degree of predictability is shown in Table 15. The model can be interpreted as a somewhat mechanical attempt to calculate rents.[6] The 'base' rent is $570 a month. Each bedroom 'costs' $111 a month. Each bathroom costs $93 a month. A single family home costs an additional $123 a month, while a fireplace costs $85 a month. There is a 'surcharge' of $1 for each unit in the building (e.g., living in a five-unit building 'costs' $5 extra a month, whereas living in a 300-unit building 'costs' $300 extra a month). This is not really an amenity but a proxy for a variable which is 'hidden' in the analysis, most likely geographical differences (which

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[6]

The model is surprisingly similar to that developed for West Hollywood (Levine and Grigsby, 1985, op cit). In that city, the significant variables were: 1) Number of Bedrooms; 2) Number of Bathrooms; 3) Fireplace; 4) A Landscape; 5) Living in the western area of West Hollywood; 6) Household Income; 7) Years of Residence in the Unit; and 8) Being Covered by the County Rent Control Ordinance. In that model, the value of rent control to the tenant was $63 a month. The results are not strictly comparable as the Los Angeles County rent control ordinance, which was operative at the time, only applied to units occupied prior to July 1979.

were not measured); there may also be other, unmeasured, amenities associated with large buildings such as management fees or security systems.

Table 15

PREDICTORS OF CURRENT MONTHLY RENT LEVEL
(Multiple Regression Analysis)

Predicting: CURRENT MONTHLY RENT

$R^2 = 0.33$

AMENITY/ FACTOR	AMENITY COST ($)[*]	STANDARD ERROR[**]	t-VALUE[***]	p<[****]
Constant (Intercept)	$569.75	$108.86	5.23	.001
Number of Bedrooms	$111.20	$21.64	5.14	.001
Number of Bathrooms	$92.84	$34.03	2.73	.01
Single Family Home	$123.34	$47.59	2.59	.01
Fireplace	$84.79	$37.71	2.25	.05
Number of Units in Building	$1.04	$0.37	2.83	.01
Years of Residence in Unit	- $7.60	$1.96	3.88	.001
Unit is Covered Under Rent Control	- $190.61	$62.26	3.06	.01

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[*]   These indicate the cost of a unit change in the amenity.
[**]   This is the standard deviation of the sampling distribution. Approximately twice the standard error is the 95% confidence interval of the coefficient.
[***]   This is an index of probability that the amenity cost is actually zero.
[****] This is the approximate probability that the amenity cost is zero. If the probability is smaller than 5% ($p \leq .05$), it is very unlikely that the cost is zero (i.e., it is a real effect).

In the model, there are two factors which compensate for the cost of these amenities. First, there is residential tenure. For each year of tenure, the resident pays $7.60 less a month; this is an empirical solution to the well-known observation that tenants who stay longer in a unit have smaller rent increases. Second, there is rent control. In this model, being covered under rent control is worth $191 a month. Even though the number of non-rent controlled units is small in the sample, the difference is rent levels between rent controlled and non-rent controlled units is statistically significant. However, because the number of units under rent control is so small, the uncertainty is very large. The 95% confidence interval for being under rent control is plus and minus $122. This means the difference could be as low as $68 a month or as high as $313 a month, a range that is too large to be useful for policy purposes. Also, the model appears to overestimate rent levels. Further, the degree of overall predictability in the model is not very high ($R^2 = 0.33$) so that one should be cautious in generalizing the model.

Modeling Market Rent Levels

An alternative approach is to estimate how much Santa Monica rent levels would have been if they had risen at the same level as rents elsewhere in Los Angeles. To conduct this analysis, we've used the earlier survey. The Heskin survey was conducted between September 1979 and March 1980. The rent levels operating at that time were those in effect after the September 1979 '7%' rent adjustment. Because housing prices at that time were rising at a faster rate than 7%, the monthly rent levels Heskin measured were lower than what 'market rents' would have obtained. In order to estimate market rent levels, we have adjusted the rents levels obtained by Heskin back to April 1978 by subtracting 7% from the measured rents. Since not all landlords raised their rent in September 1979, this adjustment would also underestimate slightly the actual market levels. Nevertheless, it should be reasonably close and can be used as an approximation of what rent levels were in April 1978. Table 16 presents the minimum, maximum, and average rent levels for both the measured and adjusted figures, as well as the 25-,50- 75- and 90-percentiles.

The standard way of adjusting monetary levels for different time periods is to utilize the Consumer Price Index (CPI), published monthly by the Bureau of Labor Statistics.[7] The index is a 'shopping basket' of around 400 separate items and is standardized with constant proportions. The base index is in relationship to 1967 (which takes a value of '100'), though the overall index has been adjusted slightly several times since. The CPI is broken down into separate price components, including housing, and for major urban areas. The housing component is, in turn, broken down into several components, including residential rents. Even though these indices are rough, we can use them to estimate what the average cost of residential rent *would have been* if rents in Santa Monica had kept up with rent increases throughout the county.

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[7]

Bureau of Labor Statistics, U.S. Department of Labor, Employment and Earnings.

Table 16

MONTHLY RENT LEVELS: 1979-80 AND ESTIMATED FOR APRIL 1978
(Monthly Rents)

	Measured 1979-80	Adjusted for April 1978[8]
Minimum Rent	$49	$46
Maximum Rent	$1250	$1168
25-Percentile	$225	$210
50-Percentile	$295	$276
75-Percentile	$394	$368
90-Percentile	$496	$464
AVERAGE RENT	$326	$305

For comparing changes in rent levels, the most appropriate comparison index would be the residential rent index for the Los Angeles-Long Beach S.M.S.A. (essentially, Los Angeles County). In April 1978, the residential rent index for Los Angeles was 168.4 while in December 1979 (the mid-point during the Heskin data collection), the residential rent component was 198.0. The latest residential rent component for Los Angeles in March 1987 was 354.6; extrapolating from January 1987 forward to May 1987 gives a residential rent index of 359.2. Therefore, between April 1978 and May 1987, residential rent levels in Los Angeles County increased by 213.3% (i.e., 359.2 divided by 168.4) and between December 1979 and May 1987, residential rent levels increased in Los Angeles County by 181.4% (i.e., 359.2 divided by 198.0).

Table 17 presents what the rent levels measured by Heskin in 1979-80 and adjusted backward to April 1978 would have been had they kept up with general changes in the residential rent component of Los Angeles County. These figures are compared with the rent levels for the rent controlled units only.

The two estimates based on the 1979-80 survey give slightly different results. Both were slightly on the low side, though the April 1978 figure is probably more accurate. Both the minimum and maximum rent levels were actually higher than that expected based on adjusting the earlier survey results forward. Since these are individual rents, subject to considerable sampling fluctuation, little importance should be placed on them. More critically, the average rent and the four percentiles show that current rents were significantly lower than expected.

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[8]

The adjustments were made by taking the rent indicator measured by Heskin and reducing it by 7%.

Table 17

EXPECTED MAY 1987 RENT LEVELS BASED ON CONSUMER PRICE INDEX
(Santa Monica Rent Levels Adjusted for Los Angeles Residential Rents)[9]

| Indicator | Expected May 1987 Rents: Based on changes since: | | 1987 Rent Controlled Rents | 1987 Difference Actual minus Expected (2) |
	(1) December 1979	(2) Adjusted April 1978		
Minimum Rent	$89	$98	$157	+ $59
Maximum Rent	$2268	$2492	$3250	+ $758
25-Percentile	$408	$448	$335	- $113
50-Percentile	$535	$589	$439	- $150
75-Percentile	$715	$785	$571	- $214
90-Percentile	$900	$990	$703	- $287
AVERAGE RENT	$591	$650	$489	- $160

In other words, what we see is that, on average, rent control has affected the average rent by about $160 a month. This represent a rent 'savings' of about 25% below what we are estimating market rents would have been. This estimate is slightly lower than the $190 from the *Amenities Model* (Table 15). But since it is based on a larger sample (the entire samples of <u>both</u> surveys), it is more reliable.

The Effects of Rent Control on Shelter Cost

To what extent have tenants gained from the rent control law? An implicit goal of the rent control law was to reduce the pressure on household incomes that high (and escalating) rents were placing on tenants. Over the last twenty years, tenants have paid an increasing proportion of their incomes on rent and the burden has become severe for many. The U.S. Department of Housing and Urban Development has recently revised its standards by indicating that limiting housing costs to 30% of household income would be a realistic goal for urban areas across the nation. What does an average savings of approximately $160 a month mean to tenant household incomes? For someone making a large amount of money, the savings may represent only a small proportion of their income.

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[9]

The residential rent multipliers used were 2.1332 for April 1978 and 1.8143 for December 1979.

We calculated annual rent as a proportion of household income.[10] Table 18 presents the mean and the four percentiles. The average tenant household paid approximately 30% of their income on rent, a figure consistent with the new HUD standard.   In 1979-80, the average shelter cost was 34%, which was significantly higher. Examining the percentiles, it can be seen that the distribution for the lower 75% was approximately the same as in 1979-80. But it was for the top 25% that the greatest savings has occurred. This upper quartile represents households that pay more than 38% of their income on rent, clearly those most in need of rent relief. The 90-percentile, for example, paid almost 67% of their income on rent in 1979-80, a percentage that was reduced to 56% by 1987. Many of these are elderly households and persons with very low incomes. The reduction in shelter cost has essentially benefited these people.

Table 18

INDICATORS OF SHELTER COST
(Annual Rent as a Proportion of 1986 Household Income)

1987 Survey

Indicator	All Units	Units Under Rent Control	1979-80 Survey
Sample Size	301	277	631
25-Percentile	15.1%	15.1%	17.1%
50-Percentile	23.0%	23.0%	24.1%
75-Percentile	38.4%	38.2%	38.4%
90-Percentile	56.5%	56.1%	66.8%
AVERAGE SHELTER COST	30.4%	30.1%	34.2%
Standard Deviation	(23.1)	(23.2)	(30.7)
Difference in Means (t-value) between 1979-80 and 1987 Surveys		10.38	
Probability of Differing by Chance		$p \leq .001$	

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[10]

This was calculated by multiplying the current monthly rent by 12, and then dividing by the total household income. Even though the method is rough, it gives an indicator of the proportion of income spent on shelter.

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In short, it appears that rent control has benefited those most in need. The average savings of $160 a month has helped those paying a high proportion of their income on rent to reduce this burden significantly. Overall, the proportion of those paying a low proportion of their incomes on rent has not changed significantly since 1979-80.

DEMOGRAPHIC CHARACTERISTICS OF SANTA MONICA TENANTS

In this section, we examine the demographic characteristics of the tenants themselves and try to assess the extent to which rent control may have affected the tenant population.

Household Size and Composition

The typical Santa Monica renter household appears not to have changed very much since 1979. Average household sizes, for example, haven't changed at all (Table 19).

Table 19

TENANT HOUSEHOLD SIZES

Household Size	1987 Survey		1979-80 Survey	
	n	%	n	%
1	189	46.1%	379	50.0%
2	139	33.9%	225	29.7%
3	51	12.4%	83	10.9%
4	18	4.4%	45	5.9%
5	8	2.0%	16	2.1%
6+	5	1.2%	10	1.3%
	410	100.0%	758	99.9*
AVERAGE HOUSEHOLD SIZE	1.86		1.86	

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* Percentages do not add to 100% because of rounding-off error.

The average household size was exactly what it was in 1979-80. There was a slightly lower proportion of single-person households and there was a slightly higher proportion of two persons households, but these differences were not significant.

23

Around half the Santa Monica households were occupied by single persons, a situation which has been true since at least 1979.

The types of renter households in Santa Monica may not have changed much, either. Table 20 presents the types of households found in the current survey; this question was not asked in 1979-80. Among Santa Monica renter households, single persons represent close to 50%, whereas married couples represent less than a third. The rest are made up of unrelated persons (some of whom may be couples), single parents with children, and 'miscellaneous' types (all involving multi-family arrangements with children). We don't know whether the proportion of married couples has changed since 1979 because this was not asked in the earlier survey. However, the percentage of households having children under age 18 was essentially the same as Heskin found (17.1% compared to 16.2% in 1979-80).

Table 20

TYPES OF HOUSEHOLDS
(Frequencies and Percentages)

Household Type	n	%
Single Person	189	47.5%*
Married Couples		
Without Children	72	18.1%
With Children	47	11.8%
Single Parent with Children	17	4.3%
Unrelated Persons	69	17.3%
Other	4	1.0%
		100.0%

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* Percentage differs slightly from Table 19 because of non-response.

Sex Distribution

The sex distribution has not changed very much since 1979. Respondents were asked how many males and females were in their household. Table 21 presents the sex distribution of all household members.

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Figure 1

SANTA MONICA RENTER AGE DISTRIBUTION

Proportion of Population by Age Groups

PROPORTION OF RENTER POPULATION

AGE GROUPS

□ 1979   + 1987
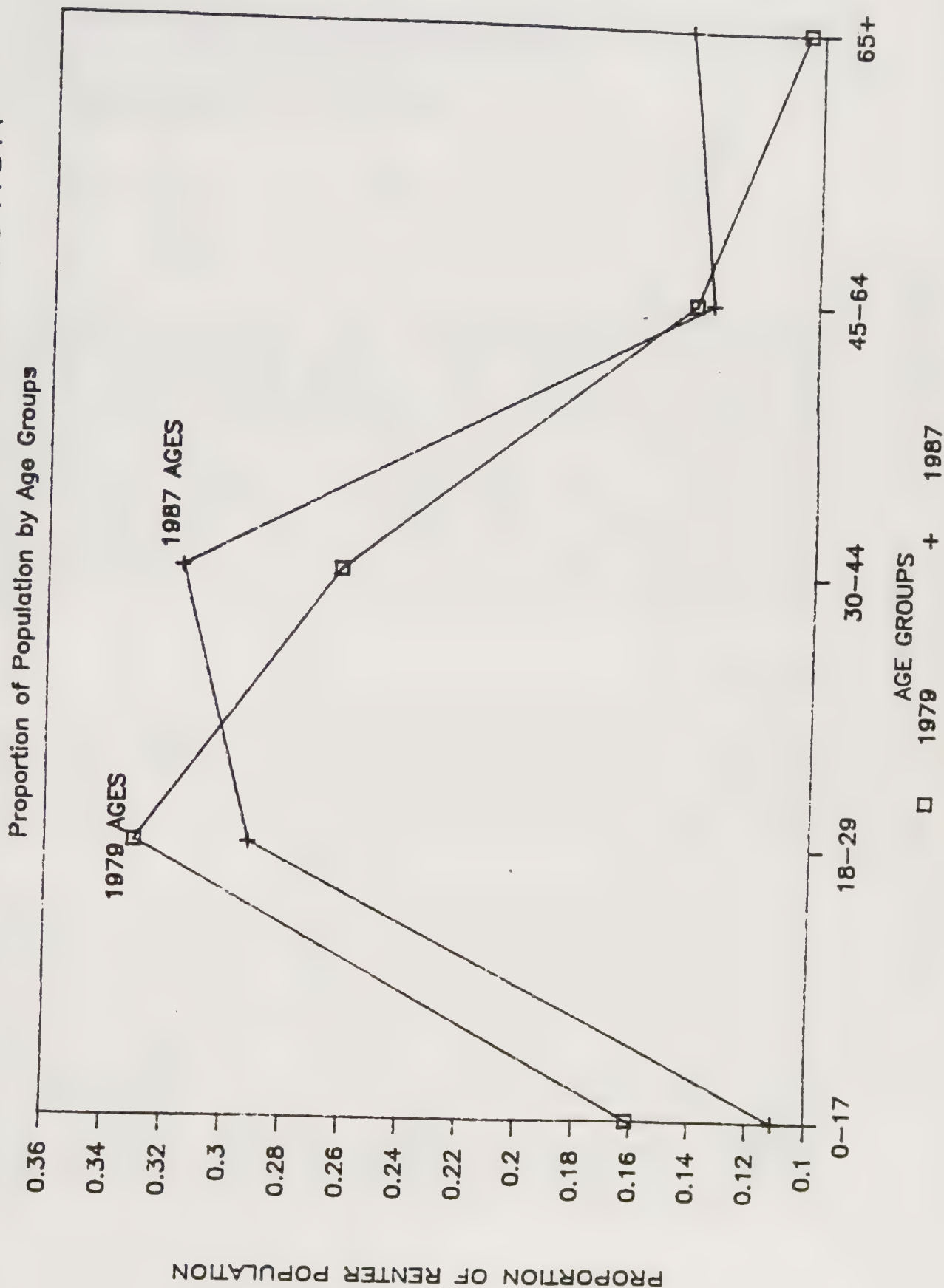
Table 21

SEX DISTRIBUTION OF TENANTS
(Percentages)

	1987 Survey	1979-80 Survey
Sex	%	%
Males	47.6%	46.7%
Females	52.4%	53.3%

The sex balance of tenants has remained essentially constant since 1979; the difference is not statistically significant. While this may seem unimportant, it should be contrasted with changes in the sex balance which have been occurring in the central core of Los Angeles, with a proportional increase in males. Many areas west of downtown Los Angeles have more males than females and this tendency appears to be strengthening. The obverse proportional growth in females is occurring in the 'periphery' of the region - San Fernando Valley, Orange County, and beyond. There are a number of factors which underlie this - the moving out of families to the 'suburbs' to find housing, immigration from Latin America and Asia; the concentration of a gay population in certain districts, but the effect has been an increasing imbalance towards males in the central core. It is interesting, therefore, to note that what has been happening in many parts of the western part of Los Angeles has not been happening among Santa Monica tenants.

Age Distribution

The age distribution of tenants has shown subtle changes. Figure 1 presents a graph of the proportion of renters in each of five age groups for the 1979-80 and 1987 surveys. As can be seen, compared to 1979, in 1987 there was a lower proportion under age 30, a higher proportion between the ages of 30-44, and a higher proportion age 65 and older. In other words, the 1987 renter population was, on average, older than the 1979-80 renter population.

Two points should be made about this distribution. First, since both distributions come from samples, there are sampling errors. We compared the two distributions with the Chi-Square Test and the differences were still statistically significant (chi-square=22.87 with 4 d.f.; $p \leq .001$). Second, age distributions change considerably over time and stable age distributions are rarely found. In the United States, there have been several major fluctuations in both fertility and migration during this century alone. Fertility levels were high at the beginning of the century, but dropped from World War I through the late 1930s. This decline was followed by a twenty-year increase in birth rates through the late 1950s (the so-called 'Baby Boom'). This rise, in turn, was followed by a twenty-year decline. Since the mid-1970s, birth rates have risen slightly, but are prone to significant year-to-year fluctuations. Immigration rates have also shown cyclical fluctuations, though with a different periodicity (peak immigration periods were prior to World War I, right after World War II, and during the last ten years).

Figure 2

MODELING 1987 RENTERS' AGE DISTRIBUTION
(Expected and Actual Age Distributions)
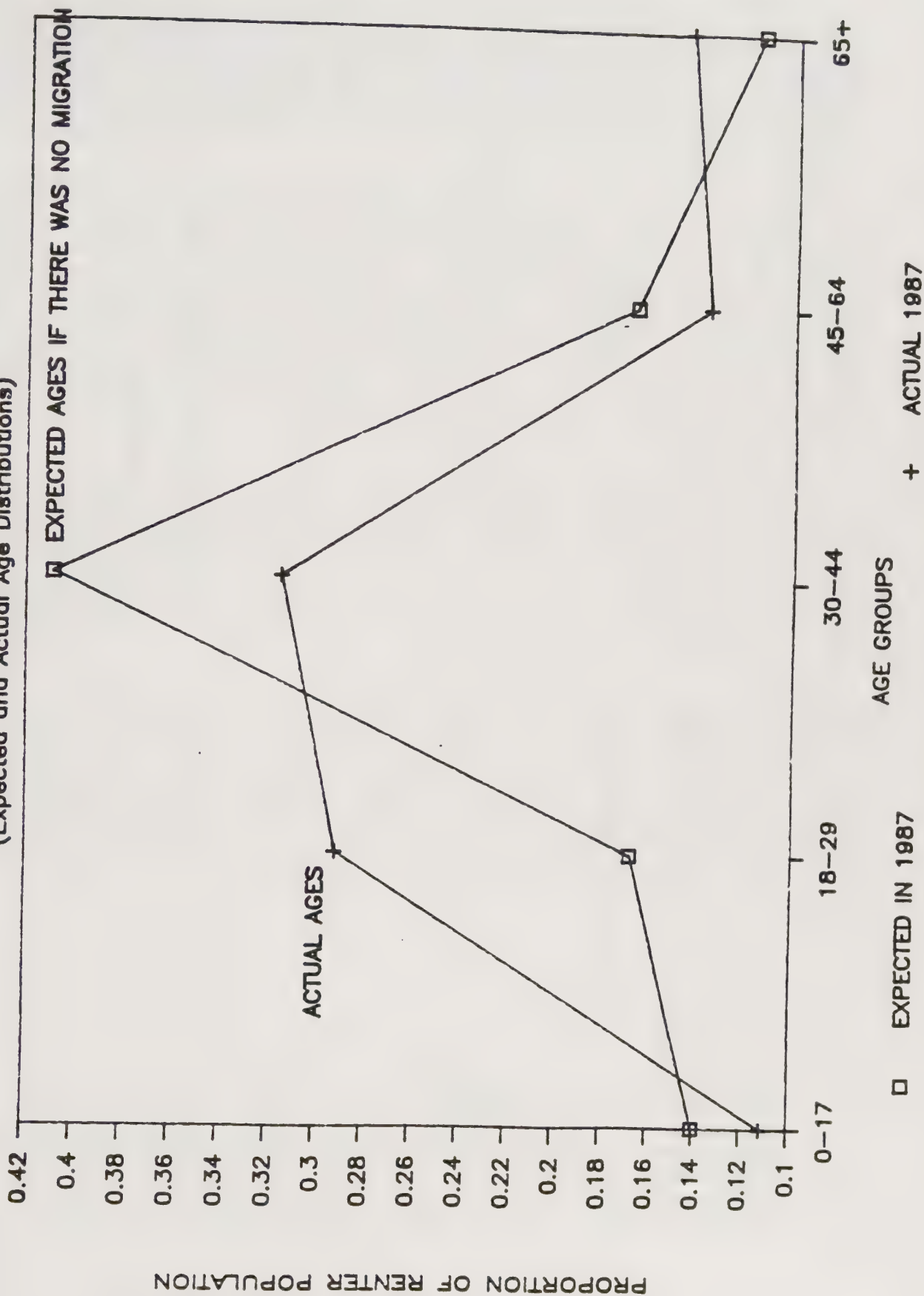
The effect is that the proportion of the population in any age group has changed significantly from decade-to-decade. In 1979, the Santa Monica renter population who were 18-29 in 1979 were 'Baby Boomers', cohorts born between 1950 and 1961. If these cohorts followed the same national trends, in an eight-year period one would expect the proportion of the population between the ages of 18 and 29 to decline with a corresponding increase in the proportion of the next oldest age group, 30-44. This trend is followed to some extent.

But to see this more systematically, we need a more precise analysis. We constructed a model of what age distribution would have been expected in 1987 if the 1979 renter population had merely stayed in place. That is, if none of the renters who were living in Santa Monica in 1979 had moved, then the only changes would come about through births and deaths; children born in the eight-year period would be added to households while persons dying would be subtracted. In the model, no one is allowed to move out of the city nor is anyone allowed to move out. The goal of the model is to analyze the effect of the aging process on the population. Any differences between the 'expected' population and the population actually enumerated are usually due to changes in net-migration (i.e. either more people moving into the city than moving out or the opposite).

Using the *HALLEY* cohort component population model, we constructed a model of the age distribution (i.e., the proportion of the population in each age group) that the 1987 renter population would have if there had been no migration since 1979 and if the birthrate had stayed essentially constant.[11] Figure 2 presents a graph of the actual age distribution compared to that which would have been expected if there had been no migration and constant fertility and Figure 3 graphs the differences between the actual proportions of persons in each group and that expected if there were no migration.

There are three discrepancies that are interesting. The most apparent is the higher-than-expected number of persons in the age group 18-29 and the lower-than-expected number of persons in age groups 30-44 and 45-64. Since Santa Monica is a city of renters, near the beach, one would expect a high influx of unmarried, young persons. After people get married and establish a family, they may find better job opportunities elsewhere or may find it more difficult to find housing in Santa Monica, at least for raising a family. Thus, one might expect that people would move out during their 30s and 40s. The data in Figure 2 suggest this.

11

Ned Levine, "The construction of a population analysis program using a microcomputer spreadsheet". Journal of the American Planning Association. 1985 (Autumn), 51 (4). pp. 496-511. The model assumed that survival rates would remain constant over the next ten years and that child-women ratios (the ratio of children, 0-4 and 5-9, to women, 10-49) would remain stable. We assumed that there was no net-migration, neither people moving in nor out. This is a necessary assumption in order to examine the age distribution that would occur if there was no migration. We can then compare this expected distribution with that actually observed to see in which age groups migration has the greatest effects.

Figure 3

MIGRATION TENDENCIES OF RENTERS

(Actual minus Expected Age Proportions)
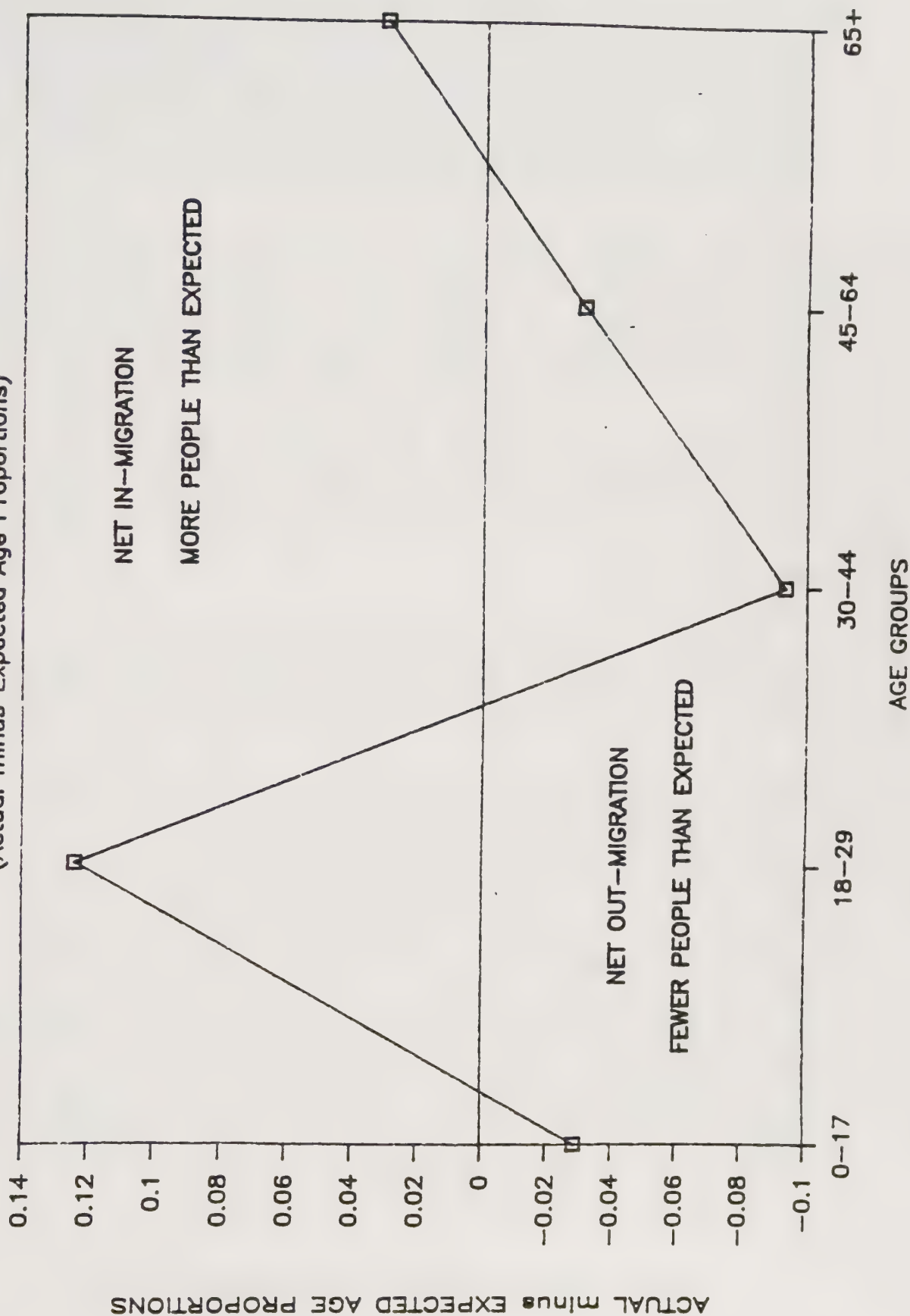
The second discrepancy that should be noted is the smaller than expected proportion of children under age 18. Given that there is an 'excess' of persons 18-29 over that which would be expected, it is surprising to find fewer children than expected. The peak fertility years are 20-29 and with a higher proportion of these ages, there should be more children. As noted earlier, the proportion of households with children has not changed in the eight year period, in spite of high in-migration of persons in their twenties. This suggests that either fewer persons have children than before or else that people have smaller family sizes than before. Unless there is an increase in child rearing within Santa Monica, the decline in the number of children in the city is liable to continue.

The third discrepancy that should be noted is a greater proportion of elderly persons than expected. Santa Monica has been a center for elderly persons for some time, as is well known. Still, based on the competition for rental housing in Los Angeles, especially on the Westside, and the lower incomes that elderly persons usually have, we might have expected to find fewer elderly. The fact that there were more elderly suggests that elderly have been protected in the city through rent control, excellent services and a generally more benevolent environment.

In short, we see that in spite of the aging of 'Baby Boomers', there was a tendency for younger persons in their twenties to move into the city, and a corresponding tendency for those in their thirties, forties and fifties to move out. There were fewer children and more elderly persons than would be expected.

Income Distribution

A key issue concerning rent control is whether lower income persons have been protected. Rent control was enacted partly to stabilize the community and partly to protect renters' incomes from being eroded by rapidly escalating rents. A key test of its success from a tenant's viewpoint, therefore, is whether lower income persons have been able to stay in the city.

A couple of comments are in order about measuring income. Income, as is well known, is a difficult concept to measure, though everyone knows what it is. For example, most people when asked for their income think in terms of their available cash flow. They usually do not consider their assets (e.g., property, cars, stocks) and they usually do not consider deferred income (e.g., liens, dividends, interest). Further, they usually mix up before with after-tax income. In order to measure income accurately, it is necessary to break it up into different components. The U.S. Census Bureau typically asks about eight different sources of income (wages, rents, interest, government transfers, farm income, business income, social security income, and miscellaneous sources), but for a survey such detail is usually impractical. Consequently, most researchers stick to a single question asking for total household income, before taxes, in the year prior to the survey. To minimize errors, income groups are used. Still, the measure is a rough approximation. In addition, a significant proportion of respondents will refuse to answer questions about their household income, introducing a potential source of bias along with the fuzziness of the measure.

Figure 4

SANTA MONICA RENTER INCOME: 1979
(Household Income from 1979–80 Survey)

PROPORTION OF HOUSEHOLDS

1979 HOUSEHOLD INCOME
(Thousands)
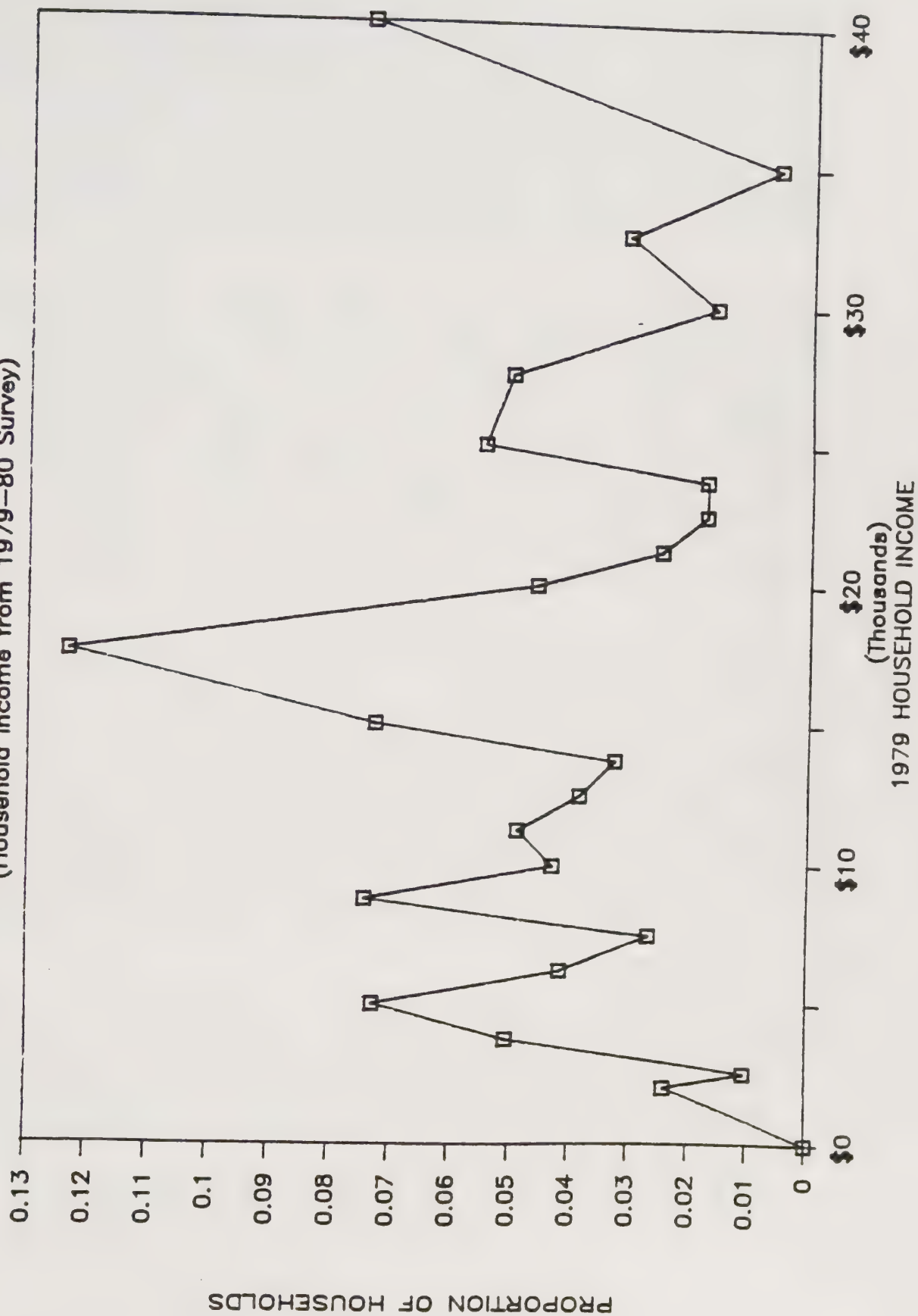
Figure 5

SANTA MONICA RENTER INCOME: 1987

(Household Income from 1987 Survey)

(Thousands)
HOUSEHOLD INCOME

PROPORTION OF HOUSEHOLDS
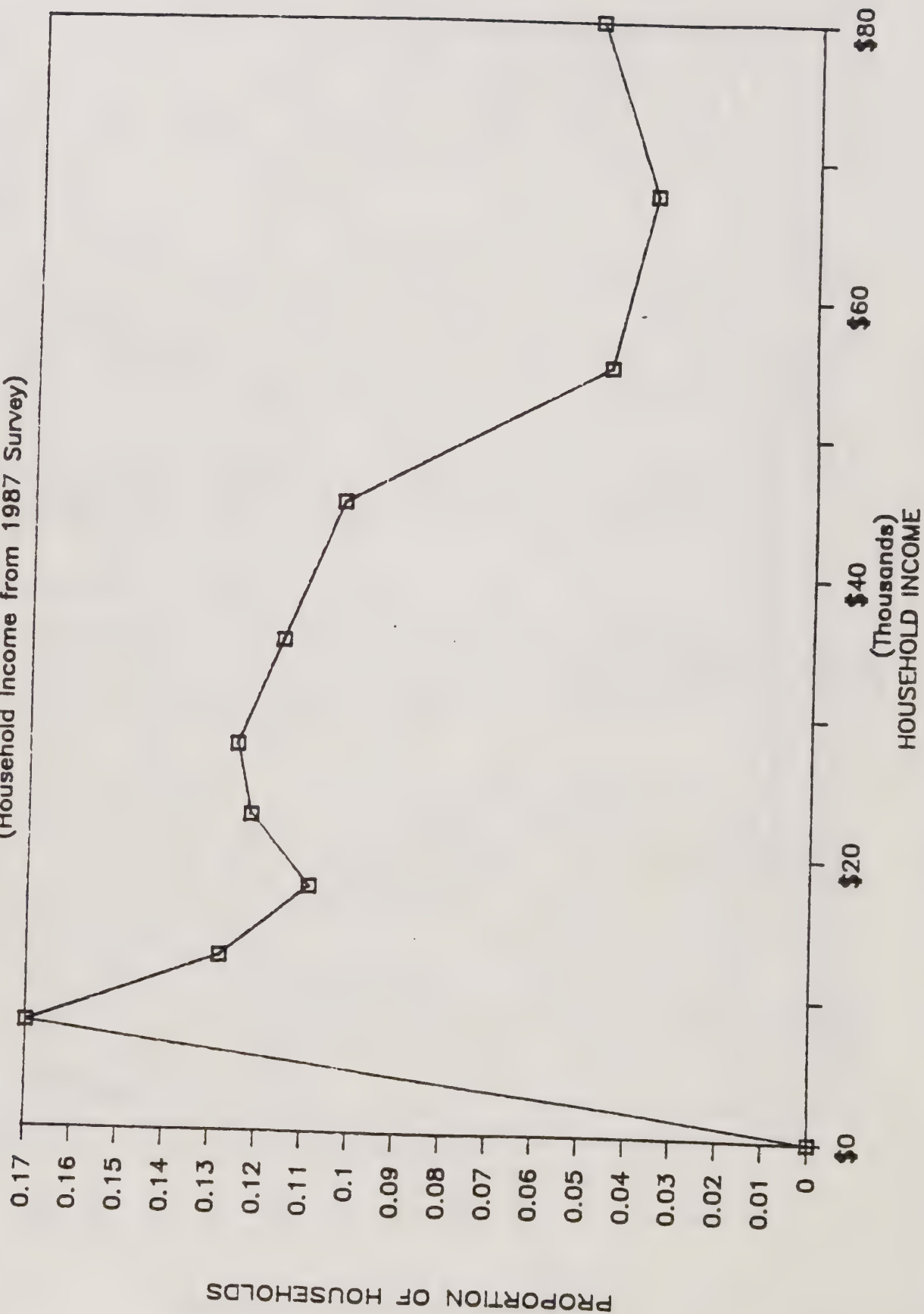
Both in the 1979-80 survey and the current survey, there was a question on total household income for the previous year (1979 for the earlier survey; 1986 for the current survey). Figures 4 and 5 present the income distributions for 1979-80 and 1987 respectively. The two distributions were more similar than is apparent. Some of the differences are due to the 'end' categories. In 1979-80, the highest category was 'Greater than $35,000' and too high a proportion of the renter population fell into this category; households in this category were truncated at $40,000. In 1987, the low end was too high ('Less than $10,000') so that too high a proportion of the renters fell into this category. In terms of estimating average household incomes, errors at the high end are more critical as people with very high incomes would have a greater impact on the mean than persons with low income.

An additional problem was non-response. About 25% of the respondents did not give information on their household income. We attempted to estimate their income by two methods. First, we examined which types of households had refused to provide income information. No variable was statistically significant and the only variable with some correlation was that for household size; households that were larger were slightly more likely to refuse to provide income information. Since these households generally have higher incomes (due to multiple wage earners), there is a slight tendency for the measured income levels to understate household income. Second, we created a regression model for estimating the income levels of those households for which we had no information.[12] The results suggested, again, that those who had refused to answer the income question had slightly higher incomes than those that did. The model did not predict very well, however, so that the results below are only presented for those who provided us with information on their household income.

Table 22 presents the means and four percentiles for those who provided income information. In 1979-80, the average household income was $16,634 whereas in 1987, it was $28,309 (or 70.2% higher).

To examine whether there has been a change in the relative income distribution of Santa Monica since 1979, we conducted two tests. First, we constructed a Lorenz Curve and calculated a Gini coefficient.[13] A Lorenz curve is a graphic plot of the cumulative proportion of income earned by the cumulative proportion of the population. If there was complete income equality, then would be a one-to-one proportional relationship between population and income earned. For example, the bottom 25% of the population would earn exactly 25% of the total income; the bottom 50% would earn exactly 50% of the total income; and so forth. If there were

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The best predictors of household income were household size (positive), number of full-time workers (positive), number of persons who were unemployed (negative), households which were Hispanic (negative) and households which were Black (negative). This model predicted that those households which had not provided income information would have slightly higher incomes than those that did (an average of $32,232 compared to $28,309). There was considerable variance in the prediction, so that the overall effects would be slight.

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See Henry J. Shryock, Jacob S. Siegel and Associates, The Methods and Materials of Demography (condensed edition). Academic Press: New York, 1976. pp.97-100.

complete inequality, then one person would earn all the income and everyone else would earn nothing. In between, there are varying degrees of inequality. The Gini coefficient is an index of the inequality, comparing the unequally-distributed income to the total income earned. A Gini of 0.00 indicates complete equality whereas a value of 1.00 indicates complete inequality. The Gini coefficients are very similar between the two surveys, having changed only slightly in the eight years. The Gini for 1979-80 was 0.3463 while the Gini for 1987 was .3646. Though the 1987 Gini is slightly more unequal than in 1979, the difference can be accounted for by sampling errors and measurement differences. The income distribution of Santa Monica renters has essentially remained stable since 1979.

Table 22

HOUSEHOLD INCOME LEVELS OF RENTERS: 1979 - 1986
(Total Household Income, Before Taxes, for Previous Year)

Household Income	1979 Household Income	1986 Household Income	Expected in 1986 (CPI Adjusted)
25-Percentile	$7,905	$10,625	$12,227
50-Percentile	$14,375	$21,311	$22,234
75-Percentile	$22,569	$33,761	$34,908
90-Percentile	$30,887	$51,222	$47,774
AVERAGE HOUSEHOLD INCOME	$16,634	$28,309	$25,728

A second test of whether there has been a shift in the income distribution is to adjust the 1979-80 income levels for inflation, in effect asking whether 1979 income levels have remained constant. This type of test is necessary because the Gini coefficient indicates only whether the distribution is stable. If all renter households increased (or decreased) their incomes relative to general price changes, then the distribution would remain stable though the income levels of the population would have obviously changed. To adjust the 1979-80 income levels for inflation, we used the general CPI for Los Angeles County. Between mid-1979 (the mid-point of the 'previous year', for most respondents in the earlier survey) and mid-1986, general price levels in Los Angeles County increased 54.7%.

Table 22 above presents the income levels that would be expected if renter household incomes had kept up with inflation (i.e., whether their real incomes had remained stable). As seen, the first three quartiles have tended to lag behind general price changes, though the mean income has exceeded general price changes. In other words, those households whose 1986 annual incomes were exactly 25% from the bottom were lower than would be expected if their incomes had kept up with inflation. The same was true for households who were exactly at the median and exactly at the 75-

34

percentile. On the other hand, the actual incomes of the top 10% (the 90-percentile) are higher than what would be expected if their incomes had kept up with inflation.

For those income levels representing the bottom 75% in 1979, there has been little change, whereas for those income levels in the top 25% there has been an upward shift in incomes. For most, household incomes have tended to lag slightly behind inflation and there has not been a tendency to replace lower income households with higher income ones (in which case we would have observed that the quartiles exceeded general price increases). Further, there does not seem to be a tendency for recent tenants to have higher incomes. We examined household income by length of tenure and there was not a statistically significant difference in the proportion of high income tenants among those who came to their units since 1985 compared to those who had moved into their units before 1985.

On the other hand, the higher-than-expected average incomes is contrary to this tendency, indicating that average incomes have exceeded inflation levels. Part of this is accounted for by the truncating of the highest incomes in the 1979-80 survey (i.e., the average income levels for 1979-80 were too low because of too many persons in the highest income level, whose real incomes were all truncated at $40,000) and part can be explained by a relative increase in incomes among the top 25%.

Some of these are renters living in non-rent controlled units. The average income in non-rent controlled units was $42,343 in 1986 compared to only $27,473 for those in rent controlled units; the small number of households not under rent control make this difference uncertain. But even within the rent controlled units, there was a small proportion of renters whose incomes were higher than would be expected on the basis of general price increases.

In other words, what this data suggest is that for the vast majority of the renter population, the income distribution of renter households is the same as it was in 1979. The proportion of lower income households has, in fact, slightly increased. We found that 17% of households had incomes of less than $10,000 in 1986. For at least three-quarters of renter households, the income levels have remained stable over the eight year period. Only at the high end has there been a relative shift towards higher incomes households, of which some are in non-rent controlled units. Therefore, we can conclude that in spite of statements to the contrary, for the vast majority of renters there has not been 'gentrification' of Santa Monica with lower income tenants being replaced by higher income tenants. Income levels have been stable over the period. Only at the very top of household incomes have wealthier tenants replaced those with lower (though still considerable) incomes.

Race and Ethnicity

In spite of a relatively stable income distribution, with low income households being protected, there has apparently been a shift in the ethnic distribution of the renter population. We asked respondents which racial or ethnic group they belonged. If we assume that all members of the household are of the same race or ethnic group (an assumption that is probably correct for most households), we can calculate the racial/ethnic distribution of Santa Monica renters (Table 23).

35

Table 23

RACIAL-ETHNIC DISTRIBUTION OF RENTER POPULATION
(Assuming that Race/Ethnicity of Respondent Applies to All Household Members)

Race/Ethnicity of All HH Members	1987 Survey		1979-80 Survey	
	n	%	n	%
White (non-Hispanic)	581	77.5%	1,028	73.4%
Black	24	3.2%	71	5.1%
Hispanic	99	13.2%	249	17.8%
Asian/Pacific Islander	24	3.2%	41	2.9%
American Indian	6	0.8%	11	0.8%
Middle Eastern	6	0.8%	-	-
Other	10	1.3%	-	-
	750	100.0%	1,400	100.0%

Compared to 1979-80, there has been an increased proportion of non-Hispanic whites, Asians and Pacific Islanders, and a decreased proportion of Blacks and Hispanics. 'Middle Eastern' was not measured in 1979 so that we don't whether there has been a change. The most dramatic difference is the decline in persons of Black and Hispanic background. In 1979, these two groups accounted for 22.9% of the renter population whereas in 1987 they accounted for 16.4%; the difference is statistically significant.

As a proportion of the 1979 population for Blacks and Hispanics, the changes represent fairly large shifts. For Blacks, the decline was 37.3% of the 1979 Black population whereas for Hispanics, the decline was 25.8% of the 1979 Hispanic population. These trends have apparently been continuing for some time. The 1980 Census measured the ethnicities of both renter and homeowners, but they did show a decline in the Black population of Santa Monica from 4.8% in 1970 to 4.1% in 1980. Hispanic ethnicity was not measured in the same way in 1980 as in 1970 so that a change cannot be calculated. Conversely, the Asian population increased significantly from 1.6% of the population in 1970 to 4.0% in 1980.[14]

The decline in the Black and Hispanic population reflects two mechanisms. First, household sizes have declined, particularly for Hispanics (Table 24).

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[14]

All population figures come from Summary Tape File 1A of the 1980 Census. U.S. Bureau of the Census, U.S. Commerce Department, Washington, D.C.

Table 24

AVERAGE HOUSEHOLD SIZE BY RACE-ETHNIC GROUP: 1980
(Average Number of Persons per Household)

Race/Ethnic Group	1987 Survey	1979-80 Survey
White (non-Hispanic)	1.70	1.66
Black	2.18	2.22
Hispanic	3.19	3.46
Asian	1.75	2.05

For Black, Hispanic and Asian households, there was a decline in the average household size between 1979 and 1987, but the change is most dramatic with Hispanic households where there is a decrease of about one person for every four households. Even though we did not measure fertility, this data suggests that fertility levels have been declining in Santa Monica with families having fewer children. As we saw in the section on age distribution, this assumption is consistent with having fewer children than 'expected'.

But leaving aside changes in fertility levels, there does appear to be a real decline in the proportion of households with Black and Hispanic persons. In the 1979-80 survey, 9.5% of the households were Hispanic and 4.2% were Black. In our survey, the corresponding proportions are Hispanic - 7.5% and Black - 2.7%. In other words, aside from declining fertility levels, there were fewer Black and Hispanic renter households in 1987.

We have attempted to explain the decline in the Black and Hispanic renter population. One hypothesis is that of relative economic changes. Even though the general income levels of Santa Monica renters have kept up with inflation, Black and Hispanic household incomes may not have risen as fast. Small sample sizes make it impossible to accurately test this hypothesis, but it may be more true for Blacks and than for Hispanics. For example, Hispanic income levels appeared to keep up with inflation since 1979, as did middle-income Asians. But the income levels of both Whites and Blacks did not. With Black households, mean and quartile income levels were below that for 1979, in absolute dollars! In other words, economic pressures may be more critical for Black households than for Hispanic households, and that in spite of rent control there is a decline in the Black population.

With Hispanic households, however, the relative economic change model cannot account for the decline. We really don't know why it is happening. It could be due to cultural 'alienation' from Santa Monica civic culture; it may be due to a decline in the Hispanic population which then accelerates. It may be due to the matrix of job opportunities. This is an issue that could be explored in future studies.

Appendix A

QUESTIONNAIRE USED IN 1987 TENANT SURVEY

ID #:_____   I N T E R V I E W E R
                                                 #:_____

SURVEY OF TENANTS IN THE CITY OF SANTA MONICA

ADDRESS:_____

APARTMENT NUMBER:_____

TELEPHONE NO (If known):_____

CALL HISTORY

CALL NUMBER	DATE	TIME		RESULT (Use Code Below)
1.	_____	_____	AM PM	_____
2.	_____	_____	AM PM	_____
3.	_____	_____	AM PM	_____
4.	_____	_____	AM PM	_____
5.	_____	_____	AM PM	_____

RESULT CODE

01 INTERVIEW COMPLETED   06 OWNER-OCCUPIED UNIT

02 NO ANSWER/ NO ONE HOME   07 REFUSED INTERVIEW

03 ANSWERING MACHINE   08 INCAPABLE
                                     SPECIFY:_____

04 LINE BUSY (CALL BACK)   09 RESCHEDULE CALLBACK
                                                    AM
                                     _____PM

05 LANGUAGE BARRIER   10 TERMINATED
    SPECIFY:_____
                                 11 OTHER
                                     SPECIFY:_____

i

INTRODUCTION

Hello. I'm _____ from The Planning Group. We are conducting a survey of Santa Monica renters. The study is being conducted for the city's rent control board.

I.   Are you <u>renting</u> your unit or do you <u>own</u> the unit?

                        RENTING...CONTINUE...........1

                        OWN.......TERMINATE
                                  INTERVIEW........ 2

II. I need to speak to someone eighteen years of age or older who is familiar with <u>rental arrangements</u> for this unit. Would that be you?

                        YES.......SKIP TO III......... 1

                        NO........ASK A...............2

   A. Is there anyone available who is familiar with <u>rental arrangements</u> for this unit?

                        YES.......REPEAT INTRO
                                  WITH NEW R
                                  AND SKIP TO III..... 1

                        NO........MAKE APPOINTMENT....2

                        DATE:_____

                        AM
                        TIME:_____PM

III. Did you get the Rent Control Board's <u>letter</u> about our survey?

                        YES.......SKIP TO IV........ 1

                        NO........READ A............ 2

A.   The letter says that the Santa Monica rent control board is conducting a door-to-door and telephone survey of tenants for the purpose of obtaining information about their housing situation. It says that the knowledge obtained from the survey will be valuable to the board in making policies and establishing possible new programs.

IV.   Is this (READ ADDRESS) and apartment number (READ APARTMENT NUMBER)?

                              YES............READ INFORMED
                                            CONSENT....   1

                              NO............TERMINATE
                                           INTERVIEW..   2

INFORMED CONSENT STATEMENT

READ EXACTLY AS STATED TO RESPONDENT

I must read this statement to you.

We are conducting a survey for the City of Santa Monica of tenants who live in the city. The purpose is to gather basic information on the housing situation in Santa Monica.

We would like to interview you to find out about your basic rental and maintenance conditions. The interview will take approximately 15 minutes. Your participation in this survey is entirely voluntary. You may refuse to answer any question or you may refuse to participate altogether. However, your cooperation is very important because your household has been chosen scientifically and the combined sample will represent thousands of other tenants in Santa Monica. You may be assured that your answers are strictly confidential. No information about individual tenants will be released.

INTERVIEWER ACKNOWLEDGES READING INFORMED CONSENT STATEMENT

_____   _____

INTERVIEWER SIGNATURE   DATE

First, I'd like to ask you some general questions about your unit.

1. Are you renting an <u>apartment</u>, a <u>single-family</u> house, a <u>condominium</u> or something else?

%

                    APARTMENT......ASK A.........1   355

                    SINGLE-FAMILY
                    HOUSE.........SKIP TO Q2....2   41

                    CONDOMINIUM....ASK A.........3   6   (1.5)

                    ROOM..........ASK A.........4   —

                    HOTEL.........ASK A.........5   1   (0.2)

                    OTHER.........ASK A.........X

                    SPECIFY:_____

    A. In your building, how many <u>units</u> are there?
        IF UNSURE, ASK: Approximately, how many are there?   MODE 10

                    NUMBER OF UNITS
                    IN BUILDING: _____

2. Do you rent your unit as <u>furnished</u> or <u>unfurnished</u>?

%

                    FURNISHED......ASK A..........1   41   10.0

                    UNFURNISHED....SKIP TO Q3.....2   370   90.0

    A. Is the furniture provided as <u>part</u> of the rent or is there a <u>separate</u> payment for the furniture?

                    PART OF RENT...................1   33

                    SEPARATE PAYMENT..............2   7

3.   How many bedrooms are there in your unit?

%

ZERO (e.g. STUDIO)............0	27	(6.8)
ONE.........................1	190	46.2
TWO.........................2	150	36.5
THREE.......................3	39	9.5
FOUR........................ 4	3	0.7
FIVE........................5	—	—
SIX OR MORE.................6	1	0.2

4.   How many bathrooms are there in your unit?

%

NONE........................0	—	
ONE (OR 1/2)................1	296	(72.0)
TWO (OR 1 1/2)..............2	103	25.1
THREE (OR 2 1/2)............3	12	2.9
FOUR (OR 3 1/2)............4	—	
FIVE OR MORE................5	—	—

5.   Does your building have a manager other than the owner?

%

YES...........ASK A.........1	207	50.7
NO............SKIP TO Q6.....2	202	49.3
R IS MANAGER........ASK A.........3	—	

2

A.   Does the manager <u>live in</u> the building?

YES..............................1 161

NO..............................2 46

6.   Do you or does the landlord pay for the <u>electricity</u> in your unit?

%

TENANT PAYS ELECTRICITY.......1 351 (86.0)

LANDLORD PAYS ELECTRICITY.....2 57 (14.0)

7.   Does your unit have <u>gas</u> for <u>heating</u> or <u>cooking</u>? (not including hot water heating)

YES...........ASK A..........1 324 (79.0)

NO.............SKIP TO Q8.....2 86 (21.0)

A.   Do you or does the landlord pay for the <u>gas</u> in your unit?

TENANT PAYS GAS...............1 274

LANDLORD PAYS GAS.............2 49

3

8. As I read the following, please tell me whether these services are
    included in your unit as part of the regular rent?
    CIRCLE RESPONSE FOR EACH

	YES	NO
A Refrigerator?..................	1 186	2 223
A Stove?..........................	1 340	2 70
Carpeting?.......................	1 310	2 100
Drapes or Curtains?.......................	1 257	2 150
Garbage Disposal?...............	1 302	2 108
Heating (landlord pays for heating)?..............	1 171	2 239
Air Conditioning?...............	1 13	2 398
Laundry Facilities?.............	1 251	2 160
A Dishwasher?....................	1 119	2 292
A Fireplace?....................	1 68	2 343
A Swimming Pool?.................	1 53	2 358
Off-street Parking (garage or space)?..............	1 325	2 86
Are there any other services provided?..............	1 57	2 359

SPECIFY:____ miscellaneous xxl format ____

_____

9. Does the property have a landscape, a yard or a garden? (outside of
    the building)

    YES............ASK A.........1 305

    NO............SKIP TO Q10....2 105

4

A. In your opinion, is the landscape, yard or garden <u>properly maintained</u>? (taken care of on a regular basis)

YES...........................1 257

NO............................2 46

Now I'd like to ask you some questions about when you first moved into your unit.

10. In which <u>month</u> and <u>year</u> did you move into the unit you now occupy?

MONTH_____ YEAR_____ Mdⁿ = 1982

11. Prior to moving into your current unit, in what <u>city</u> did you live?
RECORD CITY.

Santa Monica 122 (89%)
"West LA" 37
Venice · 14
Other westside 4

CITY WHERE
PREVIOUSLY LIVED:_____

12. How many years <u>did you live</u> in that unit, that is the one prior to moving to your current unit? RECORD NUMBER OF YEARS.

NUMBER OF
YEARS IN
PREVIOUS UNIT:_____ Mdn = 3

13. How did you <u>find</u> your <u>current</u> unit? Was it through:
    CIRCLE APPROPRIATE RESPONSE

%

A friend
or relative,....SKIP TO Q14...01   212   (52.3)

A newspaper ad,.SKIP TO Q14...02   63   (15.6)

A rental
agency,.........ASK A........03   22   (5.4)

Knowing
the landlord,...SKIP TO Q14...04   30   (7.4)

A bulletin
board
notice, or......SKIP TO Q14...05   33   (8.1)

Some
other way?......SKIP TO Q14...06   45   (11.1)

SPECIFY:_____ Drove by / Looked
for Sign

A. Was there a <u>finder's fee</u>?

YES............ASK B..........1   15

NO............SKIP TO Q14....2   6

B. How <u>much</u> was the finder's fee?
   RECORD AMOUNT.

Range: $30 — $/400

AMOUNT FOR
FINDER'S FEE: $_____   Max = $50

14. <u>Currently,</u> what is your <u>monthly rent</u>, including the monthly registration
    fee?

See Additional line.

CURRENT
MONTHLY RENT: $_____

6

15. When you first moved in, did you have to pay a security deposit?

YES............ASK A..........1   301   7.0.6

NO.............SKIP TO Q16....2   9   23.4

A. How much was the security deposit?

AMOUNT OF
SECURITY
DEPOSIT: $_____

16. Aside from security deposits, were there any other moving-in costs
that you paid to the landlord, such as a cleaning fee, a last month's
payment or something else?

YES............ASK A..........1   169   (43.1)

NO.............SKIP TO Q17....2   223   (56.9)

A. Was there:
CIRCLE APPROPRIATE CODE FOR EACH.

	YES	NO
A Cleaning Fee?.........	1	2
How Much? $_____		
A Last Month's Rent? (first-and- last month).............	1	2
Any Other Moving-In Fee (e.g. key deposit)?.	1	2
SPECIFY:_____		
How Much Was It? $_____		

7

17. Do you have any plans to move <u>from</u> Santa Monica?

%

YES............ASK A..........1 56 (13.9)

NO.............SKIP TO Q18....2 348 (86.1)

A. In how many years do you <u>expect to move</u> from Santa Monica?
RECORD NUMBER OF YEARS. ROUND TO NEAREST YEAR.

NUMBER OF
YEARS WILL   0 - 9 yer
MOVE FROM   Mon = 1
SANTA MONICA: _____

LESS THAN SIX MONTHS...........95

Now I'd like to ask you some questions about the condition and maintenance
of your unit.

18. How would you rate the present <u>condition</u> of your unit? Would you
say it was:

%

Very Good,.....................5 96   23.4

Good,..........................4 154 37.6

Fair,..........................3 104 (25.4)

Poor, or.......................2 33   (8.0)

Very Poor?.....................1 23   5.6

19. Compared to when you first moved in, has the <u>maintenance</u> of your
unit become:

Better,.......................3 71   (17.5)

Worse, or.....................1 75   (18.5)

Stayed About the Same?........2 259 (64.0)

8

20. Have you ever painted your unit?

YES..............ASK A..........1 209 $\frac{\%}{(50.9)}$

NO..............SKIP TO Q21....2 202 49.1

A. Were you reimbursed for materials by the landlord?

YES............................1 35

NO.............................2 171

21. Has the landlord painted your unit within the last three years?

YES........SKIP TO Q22.......1 79 $\frac{\%}{(19.0)}$

NO........ASK A..............2 299 (72.7)

DON'T KNOW/
HAVE LIVED
IN UNIT LESS
THAN THREE
YEARS.....SKIP TO Q22........3 34 8.3

A. How many years ago did the landlord paint your unit?

NUMBER OF
YEARS SINCE
LANDLORD
PAINTED UNIT:_____

DON'T KNOW...................9

9

22. Has the landlord replaced your carpets within the last five years?

%

YES.......SKIP TO Q23........1   55   13.4

NO.......ASK A..............2   294   (71.0)

DON'T KNOW/
HAVE LIVED
IN UNIT LESS
THAN FIVE
YEARS....SKIP TO Q23........3   45   (10.9)

DON'T HAVE
CARPETS..SKIP TO Q23........4   19   (4.6)

A. How many years ago did the landlord replace your carpets?

RANGE: 0-30
MEAN = 10

NUMBER OF
YEARS SINCE
LANDLORD
REPLACE CARPETS: _____

DON'T KNOW...................9

23. Has the landlord replaced your curtains or drapes within the last five years?

%

YES.......SKIP TO Q24........1   74   .

NO........ASK A..............2   257   .

DON'T KNOW/
HAVE LIVED
IN UNIT LESS
THAN FIVE
YEARS....SKIP TO Q24........3   3.   .

DON'T HAVE
CURTAINS
OR DRAPES.SKIP TO Q24........4   .   .

Mean Maintenance Index
$\frac{Q22+Q23+Q24+Q25}{4}$
MAX = 5

Score   Freq
9
23
50
.
.

A. How many years ago did the landlord replace your curtains or drapes?

Range: 3-30

MEN = 4

NUMBER OF
YEARS SINCE
LANDLORD
REPLACED
CURTAINS/DRAPES: _____

DON'T KNOW....................9

24. Has the landlord painted the outside of the building since you first moved in?

%

YES.............................1 163 (40.8)

NO.............................2 237 (59.3)

25. Has the landlord generally made repairs that you requested?

%

YES............ASK A.........1 293 (72.2)

NO.............SKIP TO Q26...3 46 (11.3)

SOME, BUT
NOT ALL.......ASK A.........2 67 (.05)

A. Have any of these repairs been in the last 12 months?

YES.............................1 276

NO.............................2 57

11

26. Have you ever made any <u>repairs</u> or <u>paid</u> for any repairs by yourself?

                              YES............ASK A.........1 /43   970

                              NO.............SKIP TO Q27...2 218   (530)

A.   Have any of these repairs been in the <u>last 12 months</u>?

                              YES............ASK B.........1 125

                              NO.............SKIP TO Q27...2 65

B.   Approximately how many <u>hours</u> of time have you spent on repairs
     in the <u>last 12 months</u>?

                                                    RANG: 0 — 250 hours
                                                    MON= 10
                    NUMBER OF
                    HOURS SPENT
                    ON REPAIRS
                    LAST 12 MONTHS: _____

C.   How <u>much</u> have you spent in the <u>last 12 months</u> on repairs that
     <u>were not</u> reimbursed?

                                                    range: 0 — 1000
                                                    MON= 5 00
                    AMOUNT SPENT
                    ON REPAIRS
                    NOT REIMBURSED
                    LAST 12 MONTHS: $_____

Now, I'd like to ask you some questions about your relations with your landlord.

27. Would you say that your relations with your landlord have been:

%

Very Good,..................5 /4/ (36.1)

Good,......................4 /44 (36.8)

Fair, ...3 64 (16.4)

Poor, or..................2 24 (6.1)

Very Poor?................1 /8 (4.6)

28. Would you say that since you moved in your relations with your landlord have:

%

Gotten Better,.............3 58 (15.0)

Gotten Worse, or...........1 55 (14.2)

Stayed About the Same?......2 274 (70.8)

29. Have you or other people in your household had any disputes or problems with your landlord since you moved in?

YES...........ASK A.........1 74 (18.0)

NO............SKIP TO Q30...2 337 (82.0)

13

A.   What was the <u>main</u> reason for the dispute?
     CODE APPROPRIATE CODE. IF MORE THAN ONE DISPUTE,
     ASK ABOUT THE LATEST INCIDENT.

                    THE RENT.......................1 *11*

                    MAINTENANCE....................2 *33*

                    COMBINATION OF RENT
                    AND MAINTENANCE................3 *10*

                    ANOTHER TENANT
                    IN THE BUILDING...............4 *3*

                    SOMETHING ELSE................X *—*

                       SPECIFY:_____

B.   Were you able to resolve the dispute by talking it over with your
     landlord?

                    YES............SKIP TO Q30...1 *30*

                    NO.............ASK C.........2 *42*

C.   Did you <u>complain</u> to the <u>Rent Control Board</u>?

                    YES............ASK D.........1 *12*

                    NO.............SKIP TO E.....2 *30*

D.   Was the dispute resolved by this method?

                    YES............SKIP TO Q30...1 *3*

                    NO.............ASK E.........2 *8*

14

E.   Did you take <u>legal</u> action?

YES.............ASK F..........1 5

NO.............SKIP TO Q30....2 32

F.   Was the dispute resolved by this method?

YES...........................1 3

NO............................2 1

DON'T KNOW...................9

30.   Is your unit under <u>rent control</u>?

YES..........................1 376

NO...........................2 21

31.   In your opinion, what are the main <u>strengths</u> of rent control?
LIST IN ORDER OF MENTION UP TO THREE STRENGTHS.

1._____

2._____

3._____

32.   In your opinion, what are the main <u>weaknesses</u> of rent control?
LIST IN ORDER OF MENTION UP TO THREE WEAKNESSES.

1._____

2._____

3._____

33. Are you getting the quarterly newsletter from the Rent Control Board called Rent Control News?

                          YES..............ASK A...........1 294 $\frac{\%}{76.6}$

                          NO..............SKIP TO Q34....2 90 (23.4)

A.   Do you find it informative or not?

                          INFORMATIVE...................1 227

                          NOT INFORMATIVE...............2 31

I'd like to ask you some questions about the people in your household.

34. Including yourself, how many persons usually live in your unit?

	Size	Fq
NUMBER OF PERSONS IN UNIT: _____	1	159
	2	139
	3	51
If More than 1 Person....ASK A...........1	4	?
	5	?
If Only 1 Person....SKIP TO Q35.....2	6	3
	7	2

TOTAL PERSONS = 76?

16

A.   What type of household are you? Are you:

A Married Couple
Without
Children,.....................1 72

A Married Couple
With Children,...............2 47

A Single Parent
with Children,..............3 17

Unrelated
Persons, or.................4 69

Some Other
Type?.......................X 4

SPECIFY:_____

B.   How many persons in your household contribute to the rent?
RECORD NUMBER.

$f(x)$

    5
0   1
1   58   + 189 5 744
2   139
NUMBER OF   3   16
PERSONS WHO
CONTRIBUTE   4   0
TO RENT: _____
            5   1
            6   1

35. Including yourself, how many in your household are males and how
many are females?

MALES IN HH:_____   384   47.

FEMALES IN HH:_____ 401   5..
                          ?65

            130 in have no males
            108 in have no females

17

36. Is there a <u>disabled</u> or <u>handicapped</u> person living in your household?

                              YES.............ASK A.........1 2 ✓
                              NO.............SKIP TO Q37...2 3 8̸ 6

  A.   What <u>kind</u> of handicap does this person have?
        RECORD VERBATIM.   Miscellaneous

37. <u>Including</u> yourself, how many in your household are:

                                                                        %
        Age 65 and Over?   _____ 111 _____   (14.5)
        Between 45-64?   _____ 104 _____   (13.6)
        Between 30-44?   _____ 241 _____   (31.5)
        Between 18-29?   _____ 223 _____   (29.1)
        Age 17 and Under?   _____ 55 _____   (11.1)
                                      764

38. How many <u>cars</u> are readily available to your household? (either own,
     rent or borrow).   RECORD NUMBER

                                                        #   f(x)
        NUMBER OF CARS   →   0   1
        AVAILABLE TO   1   206   5--
        HOUSEHOLD:_____   2   133   3?.
                                       3   26   7-
                                       4   5   1.5
                                       6   1   0.5
                                       7   —
                                       5   1   0.5

18

39. As I read the following list, please tell me what was your total <u>household income</u> last year, that is in 1986 (gross income <u>before</u> taxes for <u>all</u> household members)? Was it:

		%
Less than $10,000?......................1	53	(17.0)
Between $10,000-$15,000, or..........2	40	(12.8)
Between $15,000-$20,000,.............3	34	(10.9)
Between $20,000-$25,000,.............4	37	(12.2)
Between $25,000-$30,000,.............5	39	(12.5)
Between $30,000-$40,000,.............6	36	(11.5)
Between $40,000-$50,000,.............7	32	(10.3)
Between $50,000-$60,000,.............8	14	(4.5)
Between $60,000-$75,000,.............9	11	(3.5)
Greater than $75,000,................10	15	(4.7)

40. How many in your household are currently:
RECORD NUMBER FOR EACH.

NUMBER WHO ARE:

		#	%
Working Full-Time? (35+ hours a week)	437	0	100
Working Part-Time?		1	190
Unemployed?		2	100
Retired?		3	11
In College or University?		4	2

19

41. Tell me which <u>one</u> of the following best describes your <u>racial</u> background or heritage? Would you say:

IF R INDICATES MORE THAN ONE, ASK: Which <u>one</u> is the <u>main</u> one?

White,......................1   *335*

Black,......................2   *11*

Latino (Hispanic),..........3   *31*

Asian,......................4   *12*

Middle Eastern,.............5   *3*

American Indian,............6   *4*

Pacific Islander, or........7   *1*

Something Else?.............X   *5*

SPECIFY:_____

I would like to thank you on behalf of the City of Santa Monica for taking the trouble to provide us with some very valuable information. Again, I want to assure you that all information is strictly confidential.

TIME ENDING:_____   AM
                          PM

INTERVIEWER: CODE IMMEDIATELY

A.   RESPONDENT WAS:

%

MALE..........................1 175 (42.6)

FEMALE........................2 236 (57.4)

B.   INTERVIEWER WAS:

MALE..........................1

FEMALE........................2

Appendix B

SAMPLING METHODOLOGY

Appendix B

SAMPLING METHODOLOGY

A modified version of random digit dialing was developed for this survey. Santa Monica has 19 telephone prefixes in use. Each of these prefixes has potentially up to 10,000 working numbers (from '0000' to '9999' for each prefix). However, some of these prefixes are more heavily used by the General Telephone Company than others, so that the distribution of telephone numbers within prefixes is not even. In 'pure' random digit dialing, each prefix has to be called an equal number of times in order to ensure an unbiased sample of residential telephone numbers. Because of the uneven distribution within prefixes, the process is inherently inefficient. Prefixes which have a small proportion of their 10,000 numbers actually in use will yield few interviews with households whereas prefixes with a higher proportion of their 10,000 numbers in use will yield more. Therefore, the need was to improve the efficiency of the telephoning without introducing substantial bias.[1]

The method we adopted is a variant of the 'Waksburg' technique and involves using the telephone book to target prefixes that are more likely to be in operation, but using random digit dialing to generate the actual numbers[2]. Each prefix was divided into 100 telephone 'banks'. A 'bank' is the last two digits in a telephone number. For example, 458-89 describes a 100-number 'bank' from 458-8900 to 458-8999. Each prefix, in turn, represents 100 telephone banks, (e.g., prefix 458 represents the banks from 458-00 to 458-99). The 19 telephone prefixes in use in Santa Monica, therefore, represent 1900 telephone banks, 100 banks per prefix, and in total include up to 190,000 separate telephone numbers.[3]

---

[1]

An alternative method would be to use the telephone book. All numbers listed in it were working at the time of the last printing and businesses usually can be distinguished from residential households. Calling a sample of numbers selected from the phone book would be very efficient though in practice not all numbers are working because by the time the phone book goes to press some numbers are no longer in operation (e.g., people move or die). A more significant problem with using the phone book is the bias involved in not being able to select households which are unlisted. In the Los Angeles area, there is a significant proportion of households which do not list their telephone numbers and this tendency is even stronger in Santa Monica. We have estimated that more than 50% of all households in Santa Monica do not list their telephone numbers! If we were to draw a sample from the phone book, significant bias would occur.

[2]

J. Waksberg, "Sampling methods for random digit dialing". Journal of the American Statistical Association 73(361), 1978 (March), pp. 40-46.

[3]

The telephone book can be used as an indicator of which telephone banks are in operation. Even though the telephone book only publishes listed numbers, the actual telephone banks in use reflect both listed and unlisted numbers. The telephone company typically distributes phone numbers by telephone banks and does not allocate separately for listed and unlisted numbers. Thus, both listed and unlisted numbers are expected to use the same telephone banks, though not necessarily in the same proportions.

A sample of 2570 telephone numbers was drawn from the *Street Address Directory* of General Telephone for April 1987 (the so-called 'reverse directory'). Six prefixes accounted for 60% of the sampled numbers. Even though not all of the banks were used in the sample, all 600 banks for these prefixes were chosen for the sample frame. Another five prefixes accounted for an additional 30% of the sampled numbers. For these, all banks with at least one entry were chosen for the sample frame. Finally, all other banks with at least two entries were selected. In total, therefore, there were 985 banks which fit these conditions and they accounted for 96% of all sampled numbers; the other 4% came from banks with only one occurrence. Therefore, it can be assumed that these 985 telephone banks account for the vast majority of all telephone numbers in operation within Santa Monica and that excluding the 915 with very low frequencies of operating telephone numbers will not introduce much bias into a sample. Further, even though the unlisted telephone numbers might have a slightly different distribution than the listed ones, the same phone banks should be in operation.

The sample was generated using the selected 985 banks. For each telephone bank, five telephone numbers were created by randomly generating the last two digits. For example, for telephone bank 394-03, five telephone numbers were created:[4]

        394-0355
        394-0301
        394-0335
        394-0362
        394-0318

Each selected number was called to determine whether it was a working number and, if so, whether it was the number of a renter household within Santa Monica. If the number was eligible, an interview was made with a respondent who was knowledgeable about the household and the rental situation. If a number was called and contact was not made (either no one answered or there was an answering machine), the number was called back up to five times to obtain an interview. If, after five calls, an interview had not been obtained nor an appointment for one made, the number was dropped.

Sampling Errors and Bias

There are two sources of error in any survey. First, there is random error (so-called 'sampling error'). Since any survey is a sample of households (compared to a complete enumeration), the sample estimates are liable to differ somewhat from the "true" population values. This type of error is random in that there are not systematic reasons for the results to differ in any particular way (i.e., sometimes the sample mean will be higher than the population mean and other times the sample mean will be lower). There is a mathematical theory (the Central Limit Theorem) to account for this type of random error and statisticians usually estimate confidence intervals around the sample estimates. These intervals can be thought of as intervals of uncertainty whereby the "true" value could fall anywhere within the interval. Usually

---

4

Note: these are not the actual numbers drawn.

the confidence intervals are chosen so that there is a 95% likelihood that the true result falls within the interval.

We have estimated 95% confidence intervals for many of the survey characteristics.[5] Table B1-A below presents some 95% confidence intervals for mean estimates while Table B1-B presents some 95% confidence intervals for proportional estimates. These confidence intervals apply to the entire sample. For sub-population characteristics (e.g., separate racial/ethnic groups; separate household types), however, the confidence intervals will be larger because the sample sizes for the sub-population groups will be smaller.

Table B1

CONFIDENCE INTERVALS FOR SELECTED VARIABLES

A: Mean Estimates

Variable	Sample Mean	95% Confidence Interval
Number of units in building	19.2	15.6 - 22.9
Number of bedrooms	1.52	1.44 - 1.60
Years of residence	6.18	5.52 - 6.83
Household size	1.86	1.76 - 1.97
Current monthly rent	$508	$478 - $538
Household income	$28,309	$26,147 - $30,471

---

[5]

We have used the standard formulas. For mean estimates, the interval has been estimated by

$$95 \text{ Confidence Interval} = X \pm (1.98) \cdot \frac{s}{\sqrt{n_i}}$$

where X is the sample mean, s is the sample standard deviation and n_i is the sample size of the population or sub-population characteristics. For proportional estimates, the interval has been estimated by

$$95 \text{ Confidence Interval} = p \pm (1.96) \cdot \sqrt{p(1-p) / n_i}$$

where p is the sample proportion, $1-p$ is the obverse proportion, and n_i is the sample size of the population or sub-population characteristic.

3

B: Proportional Estimates

Variable	Sample Proportion	95% Confidence Interval
Whether unit is furnished	10.0% Yes	7.1% - 12.9%
Whether there is a manager	50.7% Yes	45.9% - 55.5%
Whether there was a security deposit when tenant first moved in	76.6% Yes	72.4% - 80.8%
Whether there have been any disputes with the landlord	18.0% Yes	14.3% - 21.7%
Whether unit is under rent control	94.7% Yes	92.6% - 96.9%

A second source of error is bias which results from systematic distortion. This type of error can come from the sample frame, the questionnaire, errors from respondents answers, errors from interviewers, errors made during coding or any other characteristic which affects the drawing of the sample and the collection of the data. Unlike 'sampling error' which is inherent in the process of sampling, bias is produced by the practical constraints in implementing a survey. All surveys have bias, though this type of error is rarely discussed. We believe that it is important to discuss it, however, because the validity of the results depends on the amount of bias introduced.

In our survey, there are four known sources of bias. First, there is bias produced by the sampling frame itself. Households without telephones cannot be sampled in a telephone survey. In a 1976 Cincinnati survey (where telephone subscribership was around 90% of households), a comparison was made of households interviewed by telephone and in person.[6] Typically, households without telephones tended to be made up of lower income persons and persons who had newly arrived in the area. The study showed that there was a slight amount of bias on demographic characteristics but that the amount of bias on attitudinal and behavioral measures was virtually negligible. Since telephone subscribership in Santa Monica in 1987 was even higher (the 1980 census indicated that it was 96% among renter households), we believe this type of bias is not important.

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[6] Alfred J. Tuchfarber and William R. Klecka, Random Digit Dialing: Lowering the Cost of Victimization Surveys. University of Cincinnati Police Foundation: Cincinnati. 1976.

Second, bias can be introduced by not interviewing households which have been selected. All surveys have the problem of 'non-completion', a household in which no one is home when the interviewer calls. Non-completions can be reduced by making more calls, but there is usually a limit imposed, governed mostly by cost considerations (i.e., it is expensive to keep calling back numbers). In our survey, we called up to five separate times (an initial call plus four callbacks). Nevertheless, there was still a significant number of households that were not reached.

Table B2 below presents the distribution of responses by each call.[7] There were a significant number of telephone calls made in which no one answered or in which an answering machine was reached. We don't know whether these numbers belonged to eligible Santa Monica renter households nor how much bias has been introduced by not reaching them. It's not clear how many calls would be sufficient to produce an accurate representation of the population. Most public opinion survey organizations will attempt five or more calls, whereas most market research firms will usually attempt three or more. In the above mentioned survey, Tuchfarber and Klecka (1976) examined the efficiency and accuracy of repeated calls on the survey results. There was a decreasing return with each callback so that fewer completions were obtained on each call. Selection bias was high with only one call, but decreased with more calls. For example, they found that on the first call there was a higher proportion of females, Blacks, persons of lower education, elderly persons, homeowners, households with two or more persons, and households with lower incomes compared to the final survey results. However, after three calls, the gain in accuracy was minimal.

Los Angeles, on the other hand, is a more mobile city than Cincinnati and more calls may be necessary. In a 1984 survey of bus crime in Los Angeles, 70% of the final completions were obtained within five calls, whereas 30% were obtained after five calls.[8] However, the amount of accuracy in the sample did not significantly improve beyond three calls; the sample results converged quite quickly to the overall estimate and there was not significant improvement in accuracy on most variables for additional calls.

In other words, there is a possibility that some bias has been introduced into our survey results by making only five callbacks since Santa Monica has a high proportion of single-person renter households. These individuals would be less likely to be at home at any one time than individuals in multi-person households. But we suspect that any bias introduced is likely to be small, most probably slight underrepresentation of single-person households and the age groups and income levels associated.

---

[7]

Because the interviewing was computer-assisted, documentation was made of each call attempt, rather than of each number. If a number was called several times, which most were, then each call attempt is counted in the table.

[8]

Ned Levine and Martin Wachs, Factors Affecting the Incidence of Bus Crime in Los Angeles (2 volumes). Report DOT-I-85-27, Urban Mass Transportation Administration: Washington, D.C. January 1985.

Table B2

DISPOSITION OF ALL CALLS

Disposition	Number of Calls Made
Completed Interviews	411
No Answer	3,935
Answering Machine	1,711
Number Not Working	773
Business	665
Owner Occupied	429
Refused at Initial Contact	412
Asked to Call Back	402
Refused after Eligibility Determined	138
Out of Area	125
Language Problem	81
Incapable	7
Miscellaneous	8
	9,097

A third source of bias were people who refused to be interviewed. As seen in Table B2, there were a significant number of households who refused to be interviewed. With most of these, we do not know if they were tenant households living in Santa Monica as they refused at the initial contact; it is possible that some were homeowners while others lived outside of Santa Monica. We don't really know. There were others whose eligibility was determined, but who refused to be interviewed after hearing the Informed Consent statement (see Appendix A). The effect is that there may be bias introduced as people who refused to be interviewed may be different from those who did. The high refusal rate is by-and-large typical of telephone surveys these days. Over the last two decades, the proportion of households which have refused to be interviewed has increased throughout the nation.

6

A fourth source of bias was the refusal of respondents to answer certain questions. In our case, the only question which had a significant number of refused answers is that for household income where one-fourth did not give this information. This proportion is, again, typical of surveys as income is usually the question in which there are the most refused answers (followed by age of respondent, which we did not ask). This means that there is a potential bias for estimating income and estimating variables correlated with income. In the section on income levels, a method for estimating the income levels of those who refused will be described. The results, while primitive, suggest that there may be a slight downward bias in estimating household income levels in that those who refused appear to have slightly higher income levels than those who gave us answers. The effect, however, is probably small so that some confidence can be placed in the income results.

In short, there were several sources of potential bias in our survey which could affect the overall results. Our personal evaluation is that the results are reasonably good and that we don't believe the bias would affect the overall conclusions. However, readers should keep in mind that caution is required in generalizing the results to the larger tenant population.

Appendix C

QUESTIONNAIRE USED IN 1979-80 HESKIN SURVEY

This interview will just take 20 minutes or so and we feel you will find our questions interesting. Your participation in this survey is entirely voluntary and you may refuse to answer any question with which you feel you do not agree. However, your cooperation is very important in order for us to successfully represent the attitudes and opinions of tenants in the Los Angeles area. Your household has been chosen scientifically to represent thousands of other households in the area.

You may be assured that everything you tell us will be strictly confidential. Your name will not be connected in any way with the findings of this important study. This interview will be combined with other interviews to produce a study that will be beneficial to your community and Los Angeles County as a whole.

INTERVIEWER ACKNOWLEDGES READING INFORMED CONSENT STATEMENT.

    I ACKNOWLEDGE THAT I HAVE READ THE INTRODUCTION EXACTLY AS WRITTEN.

_____

INTERVIEWER SIGNATURE   DATE

TENANT STUDY

#1019

R.I.D. #:_____

INTERVIEWER:_____

TIME BEGINNING:_____AM TIME ENDING:_____AM # OF MINUTES:_____
                         PM   PM

I.D. #:_____

(62-65)__ __ __
(66-68)__ __ __

DECK 04

1. How long have you lived in Los Angeles County? ENTER ACTUAL NUMBER OF YEARS, ROUNDED TO THE NEAREST YEAR (1/2 YEAR OR MORE ROUNDED UP). IF "ALL MY LIFE" OR "LESS THAN 6 MONTHS", CODE BELOW.

        RECORD YEARS:_____   (8-9)

        LESS THAN 6 MONTHS...................... 90
        ALL MY LIFE............................ 95

2. In the last five years/(...) - INSERT ANSWER FROM Q1 IF LESS THAN 5 YEARS - have you ever moved within Los Angeles County?

        YES................ASK A.............. 1   (10)
        NO................SKIP TO Q3.......... 2

   A. How many times have you moved?

        NUMBER OF L.A. MOVES:_____   (11-12)

3. How long have you lived at your present address? ROUND YEARS TO THE NEAREST YEAR (1/2 YEAR OR MORE ROUNDED UP).

        RECORD YEARS:_____   (13-14)

        LESS THAN 6 MONTHS...................... 90
        ALL MY LIFE............................ 95

4. What area in L.A. do you now live in?
   IF R SAYS L.A., ASK: What part of Los Angeles do you live in, what is it called?

        RECORD:_____   (15-17)__ __ __

2

5. Now, thinking of your neighborhood, in general, how satisfied are you with the neighborhood you now live in? Would you say you are: (5 BLOCK RADIUS).

<div style="text-align:right">

Very satisfied,........................ 4   (18)

Somewhat satisfied,.................... 3

Not very satisfied, or................. 2

Not at all satisfied?.................. 1

</div>

A. How many of your friends live within your neighborhood? Would you say:

<div style="text-align:right">

All,................................... 1   (19)

Most,.................................. 2

A few, or.............................. 3

None?.................................. 4

</div>

6. What, in your opinion, are the three most important problems facing residents of your neighborhood today? LIST IN ORDER OF MENTION. IF "RENT" MENTION, RECORD ON TAB.

1ST MENTION:_____ (20-21)__

2ND MENTION:_____ (22-23)__

3RD MENTION:_____ (24-25)__

Now I would like to ask you some questions about your present (...) - REFER TO TAB. INSERT TYPE OF DWELLING UNIT FOR (...).

7. How many rooms do you have in your (...) not including bathrooms? INSERT D.U. FOR (...).

NUMBER OF ROOMS:_____ (26-27)

NOT INCLUDING BATHROOMS

A. How many bedrooms are in your (...)? INSERT D.U. FOR (...).

NUMBER OF BEDROOMS:_____ (28-29)

3

8. How much is your monthly rent? IF NOT MONTHLY, SPECIFY TIME PERIOD.

    RENT:$_____ PER _____

    (30-33)

    A. Does the owner pay for gas and electricity?

        GAS AND ELECTRICITY...................... 1   (34)

        GAS ONLY................................. 2

        ELECTRICITY ONLY......................... 3

        NEITHER.................................. 4

    B. Does your rent include payment for any service other than housing?

        ┌YES...................................... 1   (35)
        └→SPECIFY:_____

        NO....................................... 2

9. How would you describe the condition of your (...)? INSERT D.U. FOR
    (...). Would you say its condition is:

        Very good,............................... 5   (36)

        Good,.................................... 4

        Fair,.................................... 3

        Poor, or................................. 2

        Very poor?............................... 1

    A. In general, how satisfied are you with the (...) you are living in?
        Would you say: INSERT D.U. FOR (...).

        Very satisfied,.......................... 4   (37)

        Quite satisfied,......................... 3

        Not very satisfied, or................... 2

        Not at all satisfied?.................... 1

10. Is your (...) owned by: INSERT D.U. FOR (...).

                              Individual(s),......ASK A............... 1   (38)

                              A company,..........ASK A............... 2

                              A government agency,
                              or.................SKIP TO BOX........ 3

                              Something else?.....SKIP TO B.......... 4
                              →SPECIFY:_____

                              DON'T KNOW.........SKIP TO BOX........ 8

A. Do you know the name of the (individual(s)/company)?

                              YES..................................... 1   (39)

                              NO...................................... 2

                              DON'T KNOW............................. 8

B. How would you describe your relationship with the owner? Would
   you say:

                              Very good,............................. 5   (40)

                              Good,.................................. 4

                              Fair,.................................. 3

                              Poor, or.............................. 2

                              Very poor?............................ 1

                              DON'T KNOW OWNER/NO RELATIONSHIP........ 8

REFER TO TAB

> IF SINGLE HOUSE RENTED.......SKIP TO Q12.............. 1   (41)
> ALL OTHERS..................ASK C.................... 2

C. Does the owner live in the building?

                              YES..................................... 1   (42)

                              NO...................................... 2

                              DON'T KNOW............................. 8

11. How many rental units are there in your building (complex)?

IF UNSURE, ASK: Please give a rough estimate.

RECORD ACTUAL NUMBER:_____ (43-45)

12. Is there a separate manager for the (...) aside from the owner?

YES..................ASK A................ 1 (46)

NO..................SKIP TO Q13......... 2

DON'T KNOW.........SKIP TO Q13......... 8

A. How would you describe your relationship with the manager? Would you say:

Very good,............................... 6 (47)

Good,................................... 5

Fair,................................... 4

Poor, or................................ 3

Very poor?..........SKIP TO Q13......... 2

R IS MANAGER............................ 1

DON'T KNOW MANAGER...................... 8

REFER TO TAB

```
IF SINGLE HOUSE RENTED...SKIP TO Q13..... 1      (48)
ALL OTHERS.....................ASK B..... 2
```

B. Does the manager live in the building?

YES..................................... 1 (49)

NO...................................... 2

DON'T KNOW.............................. 8

6

13. Have you <u>ever</u> owned residential property which you rented to others?

                    YES................ASK A............... 1   (50)
                    NO.................SKIP TO B.......... 2

   A. Do you own rental property now?

                    YES................SKIP TO Q14........ 1   (51)
                    NO.................ASK B.............. 2

   B. Would you like to own residential property to rent to others?

                    YES.................................... 1   (52)
                    NO..................................... 2

14. Did your parents <u>ever</u> own their home?

                    YES.................................... 1   (53)
                    NO..................................... 2

15. Have you <u>ever</u> owned your <u>own</u> home?

                    YES.................................... 1   (54)
                    NO..................................... 2

   A. Do you want to buy a(another) home someday?

                    YES................ASK B.............. 1   (55)
                    NO.................SKIP TO E.......... 2

   B. Are you likely to buy a(another) home someday?

                    YES................ASK C.............. 1   (56)
                    NO.................SKIP TO D.......... 2
                    DON'T KNOW.........SKIP TO D.......... 8

   C. Is it likely that you will buy a(another) home within the next
       <u>three</u> years?

                    YES................SKIP TO INTRO
                                       BEFORE Q16......... 1   (57)
                    NO.................ASK D.............. 2
                    DON'T KNOW.........SKIP TO D.......... 8

7

D. What is the <u>one main</u> reason you (willnot/may not) be likely to buy a home (in the next three years)? RECORD VERBATIM.

_____

_____ (58-59)__ __

┌───┐
│ SKIP TO INTRODUCTION ABOVE QUESTION 16 │
└───┘

E. What is the <u>one main</u> reason you do not want to buy a home? RECORD VERBATIM.

_____

_____ (60-61)__ __

Now I would like to ask you a few questions about rents in your area.

REFER TO TAB

┌───┐
│ IF RENT MENTIONED IN Q6...........SKIP TO Q16B............. 1 │
│ IF RENT NOT MENTIONED IN Q6.......ASK Q16.................. 2 │
└───┘ (62)

16. Are rents increasing, decreasing or staying about the same in your area?

INCREASING..........ASK A............... 1   (63)

DECREASING..........SKIP TO C........... 2

STAY THE SAME.......SKIP TO C........... 3

DON'T KNOW..........SKIP TO C........... 8

A. Do you think the increase in rents is:

A problem, or.......ASK B............... 1   (64)

Not a problem?......SKIP TO C........... 2

B. (Earlier you mentioned rents being a problem in your area.) How serious a problem are rents in your area? Would you say:

Very serious,........................... 3   (65)

Somewhat serious, or.................... 2

Not very serious?....................... 1

C. What do you think is the one <u>most</u> important reason why rents sometimes go up? RECORD VERBATIM.

_____

_____ (66-67)__ __

_____

8

D. People have given various reasons why rents sometimes go up. As I read the following, please tell me whether you think any of these cause rents to change. First: READ a-e. CIRCLE APPROPRIATE CODE IN COLUMN A.

	A			B		
	YES	NO	DON'T KNOW	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT VERY IMPORTANT
a. General inflation (landlord costs going up)	8 1	2	8	5	4	14 3
b. Governmental Regulations (e.g. zoning, building codes)	9 1	2	8	5	4	15 3
c. Greedy landlords?	10 1	2	8	5	4	16 3
d. Speculation? (e.g. rapid buying and selling of property for quick profit)	11 1	2	8	5	4	17 3
e. Bank interest rates?	12 1	2	8	5	4	18 3
f. Other bank investment policies (e.g. where loans are and are not made and conditions on loans other than interest)	13 1	2	8	5	4	19 3

A. FOR EACH "YES" IN COLUMN A, ASK: "How important a reason is/are (...) for increasing rents? Would you say Very Important, Somewhat Important, or Not Very Important?" INSERT EACH PROBLEM FOR (...). CIRCLE APPROPRIATE CODE IN COLUMN B.

9

17. Do you feel that your present rent is fair?

          YES.. 1   (20)

          NO... 2

18. Does your area have rent control?

          YES.. 1   (21)

          NO... 2

          DON'T KNOW................................. 8

19. Would you vote for rent control if it was on the ballot? (PRO TENANT)

          YES..........ASK A........................ 1   (22)

          NO..........SKIP TO INTRO BEFORE Q20... 2

          DON'T KNOW...SKIP TO INTRO BEFORE Q20... 8

   A. How strong a supporter of rent control would you say you are:

          Very strong,.............................. 4   (23)

          Strong,................................... 3

          Moderate, or............................. 2

          Not very strong?......................... 1

Now I would like to ask you some questions about problems people sometimes have with landlords.

20. Have you <u>ever</u> had any problems or disputes with a landlord?

          YES..........ASK A........................ 1   (24)

          NO..........SKIP TO F..................... 2

   A. Have you had more than one problem or dispute with a landlord?

          MORE THAN ONE............................. 1   (25)

          ONLY ONE................................. 2

   B. (Was/were) the problem(s) or dispute(s) about: READ a-e CODE.

		YES	NO	DNA	
a.	Rent Increases?	1	2	3	(26)
b.	Condition of Rental Unit?	1	2	3	(27)
c.	Security Deposits?	1	2	3	(28)
d.	Condominium Conversions?	1	2	3	(29)
e.	Other Reasons?	1	2		(30)
	_____				(31-32)__ __
	_____				

10

C. As I read the following, please tell me whether you took any of these actions as a part of the problem(s) or dispute(s)? Did you: READ a-g - CODE.

	YES	NO	DNA	
a. Talk or write to the landlord?	1	2	3	(33)
b. Meet with other tenants to talk about the problem?	1	2	3	(34)
c. Join with other tenants to face the landlord?	1	2	3	(35)
d. Move?	1	2	3	(36)
e. Refuse to pay rent until the problem was solved?	1	2	3	(37)
f. Complain to the local government?	1	2	3	(38)
g. Sue the landlord?	1	2	3	(39)

D. (Was/were) the problem(s) or dispute(s) resolved to your satisfaction?

YES.. 1 (40)

NO... 2

SOME YES; SOME NO......................... 3

STILL WORKING ON IT...................... 4

E. Were you ever evicted as a result of a dispute?

YES.. 1 (41)

NO... 2

F. (Aside from the problems or disputes) would you tell me whether you have ever had to move for any of the following reasons: READ a-d. CIRCLE APPROPRIATE CODE.

	YES	NO	
a. A rent increase?	1	2	(42)
b. The poor condition of the unit you rented?	1	2	(43)
c. Renovation of the unit by the landlord?	1	2	(44)
d. A condominium conversion?	1	2	(45)

G. Have any of your close friends or relatives had any problems or disputes with a landlord?

YES.. 1 (46)

NO... 2

DON'T KNOW............................... 8

11

21. If a landlord gave you and the other tenants in a building a rent increase which you felt was <u>unfair</u> what would you <u>now</u> consider doing? Would you: READ a-g - CODE.

		YES	NO	
a.	Pay the rent increase if you could afford it?	1	2	(47)
b.	Talk or write to the landlord?	1	2	(48)
c.	Move?	1	2	(49)
d.	Meet with other tenants to talk about what to do?	1	2	(50)
e.	Refuse to pay the rent increase?	1	2	(51)
f.	Complain to local government?	1	2	(52)
g.	Join with other tenants to face the landlord?	1	2	(53)

REFER TO Q21g

```
IF "YES" TO g......ASK A......... 1
IF "NO" TO g.......SKIP TO Q22... 2
```
(54)

A. Would you try to organize a tenant union?

YES..................................... 1   (55)

NO...................................... 2

22. If a landlord threatened to evict you would it make you more likely or less likely to take action against the landlord?

MORE LIKELY.............................. 1   (56)

LESS LIKELY.............................. 2

NO EFFECT................................ 3

A. What problems would being evicted cause you? RECORD VERBATIM.

_____   (57-58)__ __

_____   (59-60)__ __

_____

12

23. Have you ever become involved in tenant activities outside your building such as rent control campaigns, attending public meetings or participating in an area wide tenant's organization?

<div align="center">

YES.................ASK A............... 1   (61)

NO..................SKIP TO C........... 2

</div>

A. In these tenant activities, have you: READ a-f - CODE IN COLUMN A OF CHART.

	A.		B.	
	YES	NO	YES	NO
a. Attend(ed) a meeting of the city council or the board of supervisors?	62 1	2	1	69 2
b. Join(ed) an area-wide tenant's organization?	63 1	2 .	1	70 2
c. Become involved in a political or rent control campaign?	64 1	2	1	71 2
d. Contribute(d) money to a tenant organization?	65 1	2	1	72 2
e. Demonstrate at a public meeting?	66 1	2	1	73 2
f. Help(ed) organize tenant unions?	67 1	2	1	74 2

<div align="center">

FOR EACH "NO"........ASK B......... 1   (68)

IF ALL "YES".........SKIP TO Q24... 2

</div>

B. If you had the time, would you be willing to: READ a-e - CODE IN COLUMN B OF CHART ABOVE.

SKIP TO Q24

C. If you had the time would you be willing to become involved in tenant activities outside your building?

<div align="center">

YES.................ASK D............... 1   (75)

NO..................SKIP TO Q24........ 2

</div>

D. Would you be willing to: READ a-f - RECORD IN CHART.

		YES	NO
a.	Attend a meeting of the city council or the board of supervisors?	1	8 2
b.	Join an area-wide tenant's organization?		9
c.	Become involved in a political or rent control campaign?	1	10 2
d.	Contribute money to a tenant organization?	1	11 2
e.	Demonstrate at a public meeting?	1	12 2
f.	Help organize tenant unions?	1	13 2

24. Should a landlord be allowed to evict a tenant without a good reason?

YES..................................... 1 (14)

NO...................................... 2

A. Should a landlord be allowed to evict a tenant with 30 days notice if:

		YES	NO
a.	The landlord wants to rent the apartment to a distant relative?	1	15 2
b.	The landlord wants to rent the apartment to a close relative?	1	16 2

14

25. Do you participate in any political activities other than tenant activities such as attending meetings or work on political campaigns?

                    YES................ASK A............... 1   (17)

                    NO.................SKIP TO B.......... 2

A.   Would you say you are a frequent participant in these activities?

                    YES.................................... 1   (18)

                    NO..................................... 2

B.   Do you think of yourself as a Republican, a Democrat or what?

                    REPUBLICAN............................. 1   (19)

                    DEMOCRAT............................... 2

                    ⌐OTHER................................. 3
                    └→SPECIFY:_____

                    NOT REGISTERED......SKIP TO D.......... 4

C.   Are you registered to vote at your current address?

                    YES.................................... 1   (20)

                    NO..................................... 2

D.   In general, do you consider your political views to be:

                    Conservative,.......................... 1   (21)

                    Moderate,.............................. 2

                    Liberal,............................... 3

                    Progressive, or....................... 4

                    ⌐Something else?....................... 5
                    └→SPECIFY:_____

15

26. Is there an active tenant organization in your area?

                    YES................ASK A.............. 1   (22)

                    NO................SKIP TO B.......... 2

                    DON'T KNOW.........SKIP TO B.......... 8

   A. Do you currently belong to this organization?

                    YES..................................... 1   (23)

                    NO...................................... 2

   B. How likely would you be to vote for a candidate for a rent control
      board who has been recommended by an area wide tenant organization?
      Would you be:

                    Very likely,........................... 4   (24)

                    Likely, or............................. 3

                    Not at all likely?..................... 2

                    HAVE TO STUDY THE PERSON FIRST.......... 1

   C. How likely would you be to vote for a candidate for a seat on the
      city council or county board of supervisors who has been
      recommended by an area-wide tenant's organization? Would you be:

                    Very likely,........................... 4   (25)

                    Likely, or............................. 3

                    Not at all likely?..................... 2

                    HAVE TO STUDY THE PERSON FIRST.......... 1

27. Do you believe that present elected officials are paying enough
    attention to the problems of the tenants?

                    YES.................................... 1   (26)

                    NO..................................... 2

                    SOME ARE/SOME AREN'T................... 3

                    DON'T KNOW............................. 8

   A. In general, how successful do you think tenants would be in
      gaining more rights if they become organized and active? Would
      you say:

                    Very successful,....................... 4   (27)

                    Somewhat successful,................... 3

                    Not very successful, or................ 2

                    Not at all successful?................. 1

                    DON'T KNOW............................. 8

28. Do you belong to a union like a trade union, worker's union, employees association, etc.?

YES.................................... 1   (28)

NO..................................... 2

29. Do you belong to any organizations other than tenant or labor unions such as P.T.A., church or temple groups, fraternal organizations (groups which meet for a common purpose, have definite meeting times, places, and procedures)?

YES................ASK A............... 1   (29)

NO.................SKIP TO Q30......... 2

A. How many groups or organizations do you belong to? RECORD NUMBER.

NUMBER OF GROUPS/
ORGANIZATIONS: _____   (30-31)

B. In general would you say you are an active participant in these groups or organizations?

YES.................................... 1   (32)

NO..................................... 2

SOME YES; SOME NO...................... 3

17

30. Next I am going to read to you a number of decisions that are normally made about rental properties. I would like to know whether or not you believe that tenants should be allowed to participate in making each of the following decisions. First: READ a-d. CODE IN COLUMN I.

	I.		II.		
	YES	NO	MORE THAN	EQUAL TO	LESS THAN
a. Should a tenant participate in deciding who should be allowed to live in the building?	33				38
	1	2	5	4	3
b. Should a tenant participate in deciding what the rent should be?	34				39
	1	2	5	4	3
c. Should a tenant participate in deciding whether apartment renovations will be made which will increase the rent?	35				40
	1	2	5	4	3
d. Should a tenant participate in deciding whether apartments should be converted to condominiums?	36				41
	1	2	5	4	3

```
FOR EACH "YES" IN COLUMN I...ASK A......... 1    (37)
IF ALL "NO"..................SKIP TO B..... 2
```

A. How much influence should tenants have? Would you say More Than the landlord, Equal To the landlord, or Less Than the landlord? CODE IN COLUMN II OF CHART ABOVE.

B. Do you believe that a tenant who has lived in an apartment building for five or more years should receive part of the profits if it is sold?

                    YES..................................... 1   (42)
                    NO...................................... 2

18

31. As I read the following statement, please tell me if you agree or disagree: Everyone should be allowed to own as many homes as they can afford?

AGREE...............SKIP TO Q32......... 1   (43)

DISAGREE...........ASK A............... 2

A. Do you agree or disagree with this statement: Until there are enough homes for everyone no one should be allowed to have more than one home?

AGREE................................... 1   (44)

DISAGREE................................ 2

32. Would you favor any of the following government actions to help tenants? Should the government: READ a-d - RECORD IN CHART.

	YES	NO	DON'T KNOW	
a. Assist private developers so they can build more housing for low and moderate income people?	1	2	8	(45)
b. Build more public or government housing for low and moderate income people?	1	2	8	(46)
c. Get out of the housing field and let the free market build more housing for people?	1	2	8	(47)
d. Begin to nationalize or co-operatize all rental housing?	1	2	8	(48)

REFER TO Q32d

IF "YES" TO d...ASK Q33......... 1   (49)

IF "NO" TO d....SKIP TO Q34..... 2

33. Would you go so far as favoring the elimination of all private ownership of rental housing?

YES................ASK A............... 1   (50)

NO.................SKIP TO Q34......... 2

A. Would you go as far as favoring the elimination of all private ownership of housing?

YES..................................... 1   (51)

NO...................................... 2

19

34. Do you believe that in <u>the last few years</u> the situation of tenants in general has become:

> Better,................................. 3
>
> Worse, or................................ 1
>
> Stayed the same?......................... 2

(52)

A. Do you believe that in future years the situations of tenants will:

> Improve,................................ 3
>
> Get worse, or........................... 1
>
> Stay the same?......................... 2

(53)

Now, I'd like to ask you a few final questions about your background.

35. What was the year of your birth?

> YEAR:_____

(54-55)

36. What was the highest grade in school <u>you completed</u> and received credit for? CIRCLE ONE.

00   01   02   03   04   05   06   07   08   09   10   11   12

COLLEGE/OTHER POST HIGH SCHOOL SCHOOLING: 13   14   15   16

POST GRADUATE SCHOOL: 17   18   19   20   <u>OR MORE</u>

(56-57)

37. What is your <u>current</u> employment status? Are you:

> Working full-time,.......SKIP TO B...... 1 (8)
> Working part-time,.......SKIP TO B...... 2
> Unemployed,..............ASK A.......... 3
> Retired,.................ASK A.......... 4
> Keeping house,...........ASK A.......... 5
> In school, or...........ASK A.......... 6
> ┌Something else?.........ASK A.......... 7
> └→SPECIFY:_____

A. Have you <u>ever</u> been employed?

> YES.....................ASK B.......... 1 (9)
> NO......................SKIP TO Q38.... 2

B. Do/did you work as:

> Self-employed in your
> own business,............ASK C.......... 1 (10)
> For a <u>private</u> company, business or
> individual for wages, salary or
> commissions..............SKIP TO D...... 2
> For the <u>government</u> (Federal, State,
> County or local), or.....SKIP TO D...... 3
> Work <u>without</u> pay in a family,
> business, or farm?.......SKIP TO D...... 4

C. Do/did you have any <u>permanent</u> employees that you pay in your business?

> YES...................................... 1 (11)
> NO....................................... 2

D. What kind of business, industry or organization is that? What do they do or make? (EXAMPLES: TV MANUFACTURER, RETAIL SHOE STORE, STATE LEBOR DEPT.) Is it wholesale, retail manufacturing or what? RECORD VERBATIM.

(12-14)__ __

21

E. What kind of work do/did you do? What is/was your <u>main</u> occupation?
    (EXAMPLES: ELECTRICAL ENGINEER, SHOE CLERK, JANITOR, TEACHER
    (SCHOOL LEVEL)

(15-17)__ __ __

F. What are/were your most important duties or activities? What
    do/did you actually do? (EXAMPLES: TYPES, KEEPS ACCOUNT BOOKS,
    SELLS SHOES)

(18-19)R

G. Do/did you <u>supervise</u> the work of others?

                        YES..................................... 1   (20)

                        NO...................................... 2

38. Now, thinking of your entire <u>family</u>, all those related to you living
     in <u>this</u> household, was the total family income of your family last
     year, before taxes, <u>greater than $10,000</u> or <u>less than $10,000</u>? (Please
     include your (and your spouse's) income. Do <u>not</u> include unrelated
     people). CIRCLE APPROPRIATE CODE.

     IF UNCERTAIN, ASK: What would be your best guess?

                        GREATER THAN $10,000.....ASK A.......... 1   (21)

                        LESS THAN $10,000.......SKIP TO I...... 2

                        EXACTLY $10,000.........SKIP TO Q39.... 3

                        DON'T KNOW..............SKIP TO Q39.... 8

                        REFUSED.................SKIP TO Q39.... 9

A. Was your total family income last year <u>greater than $20,000</u> or
    <u>less than $20,000</u>? CIRCLE APPROPRIATE CODE.

                        GREATER THAN $20,000.....ASK B.......... 1   (22)

                        LESS THAN $20,000.......SKIP TO D...... 2

                        EXACTLY $20,000.........SKIP TO Q39.... 3

                        DON'T KNOW..............SKIP TO Q39.... 8

                        REFUSED.................SKIP TO Q39.... 9

22

B. Was your total family income last year <u>greater than $30,000</u> or <u>less than $30,000</u>? CIRCLE APPROPRIATE CODE.

              GREATER THAN $30,000.....ASK C.......... 1 (23)

              LESS THAN $30,000........SKIP TO G...... 2

              EXACTLY $30,000.........SKIP TO Q39.... 3

              DON'T KNOW...............SKIP TO Q39.... 8

              REFUSED..................SKIP TO Q39.... 9

C. Was your total family income last year <u>greater than $35,000</u> or <u>less than $35,000</u>? CIRCLE APPROPRIATE CODE.

              GREATER THAN $35,000.....SKIP TO Q39.... 1 (24)

              LESS THAN $35,000........SKIP TO Q39.... 2

              EXACTLY $35,000.........SKIP TO Q39.... 3

              DON'T KNOW...............SKIP TO Q39.... 8

              REFUSED..................SKIP TO Q39.... 9

D. Was your total family income last year <u>greater than $15,000</u> or <u>less than $15,000</u>? CIRCLE APPROPRIATE CODE.

              GREATER THAN $15,000.....ASK E.......... 1 (25)

              LESS THAN $15,000........SKIP TO F...... 2

              EXACTLY $15,000.........SKIP TO Q39.... 3

              DON'T KNOW...............SKIP TO Q39.... 8

              REFUSED..................SKIP TO Q39.... 9

E. Was your total family income last year <u>greater than $17,500</u> or <u>less than $17,500</u>? CIRCLE APPROPRIATE CODE.

              GREATER THAN $17,500.....SKIP TO Q39.... 1 (26)

              LESS THAN $17,500........SKIP TO Q39.... 2

              EXACTLY $17,500.........SKIP TO Q39.... 3

              DON'T KNOW...............SKIP TO Q39.... 8

              REFUSED..................SKIP TO Q39.... 9

F. Was your total family income last year <u>greater than $12,500</u> or <u>less than $12,500</u>? CIRCLE APPROPRIATE CODE.

              GREATER THAN $12,500.....SKIP TO Q39.... 1 (27)

              LESS THAN $12,500........SKIP TO Q39.... 2

              EXACTLY $12,500.........SKIP TO Q39.... 3

              DON'T KNOW...............SKIP TO Q39.... 8

              REFUSED..................SKIP TO Q39.... 9

G. Was your total family income last year <u>greater than $25,000</u> or <u>less than $25,000</u>? CIRCLE APPROPRIATE CODE.

GREATER THAN $25,000.....SKIP TO Q39.... 1   (28)

LESS THAN $25,000.......ASK H.......... 2

EXACTLY $25,000.........SKIP TO Q39.... 3

DON'T KNOW..............SKIP TO Q39.... 8

REFUSED.................SKIP TO Q39.... 9

H. Was your total family income last year <u>greater than $22,500</u> or <u>less than $22,500</u>? CIRCLE APPROPRIATE CODE.

GREATER THAN $22,500.....SKIP TO Q39.... 1   (29)

LESS THAN $22,500........SKIP TO Q39.... 2

EXACTLY $22,500.........SKIP TO Q39.... 3

DON'T KNOW..............SKIP TO Q39.... 8

REFUSED.................SKIP TO Q39.... 9

I. Was your total family income last year <u>greater than $5,000</u> or <u>less than $5,000</u>? CIRCLE APPROPRIATE CODE.

GREATER THAN $5,000......ASK J.......... 1   (30)

LESS THAN $5,000........SKIP TO K...... 2

EXACTLY $5,000..........SKIP TO Q39.... 3

DON'T KNOW..............SKIP TO Q39.... 8

REFUSED.................SKIP TO Q39.... 9

J. Was your total family income last year <u>greater than $7,500</u> or <u>less than $7,500</u>? CIRCLE APPROPRIATE CODE.

GREATER THAN $7,500......SKIP TO Q39.... 1   (31)

LESS THAN $7,500........SKIP TO Q39.... 2

EXACTLY $7,500..........SKIP TO Q39.... 3

DON'T KNOW..............SKIP TO Q39.... 8

REFUSED.................SKIP TO Q39.... 9

K. Was your total family income last year <u>greater than $2,500</u> or <u>less than $2,500</u>? CIRCLE APPROPRIATE CODE.

GREATER THAN $2,500..................... 1   (32)

LESS THAN $2,500....................... 2

EXACTLY $2,500......................... 3

DON'T KNOW............................. 8

REFUSED................................ 9

39. Tell me which <u>one</u> of the following <u>best</u> describes your racial background or heritage? Would you say: CIRCLE APPROPRIATE CODE.

IF MORE THAN ONE MENTIONED, PROBE FOR BEST ONE BY ASKING: Could you tell me which of these <u>best</u> characterizes your heritage?

White,................................... 1   (33)

Black or Negro,.......................... 2

Hispanic or Latin American,............. 3

Asian or Pacific Islander,.............. 4

Native American or Alaskan Native, or... 5

┌Something else?......................... 6
└→SPECIFY:_____

40. Finally, in telephoning you we selected your number randomly. I would like to know if you have <u>more than</u> one telephone number at this residence?

YES.................ASK A............... 1   (34)

NO.................SKIP TO Q41........ 2

A. <u>Aside</u> from <u>this</u> telephone number at which I've reached you how many <u>additional</u> numbers do you have at your home?

RECORD ACTUAL
NO. OF PHONES:_____

(35-36)

41. What is your zip code?

ZIP CODE:_____

(37-41)

42. My supervisor may wish to verify that I completed this interview or I may have to call back if I missed any questions. Is that alright?

YES...................................... 1   (42)

NO....................................... 2

Thank you for your cooperation.

25

C1. SEX OF RESPONDENT: MALE.................................... 1   (43)

                                        FEMALE.................................. 2

C2. SEX OF INTERVIEWER: MALE.................................... 1

                                        FEMALE.................................. 2   (44)

C3. LANGUAGE OF INTERVIEW: ENGLISH................................. 1

                                        SPANISH................................. 2   (45)

                                   ┌─OTHER................................. 3

                                   └─→SPECIFY:_____

                                              CODER   (46-47)__ __